



# Town of Boscawen

116 North Main Street, Boscawen, NH 03303 | Telephone: 603.753.9188 | Fax: 603.753.9183

October 28, 2020

Dorrie Paar  
Brownfields Coordinator  
USEPA Region 1 – Mailcode OSRR07-2  
5 Post Office Square, Suite 100  
Boston, MA 02109-3912

Dear Ms. Paar:

Boscawen is a rural community located on the western bank of the Merrimack River just north of Concord, the capitol of New Hampshire. Beginning in the 1800s, a mill village developed at the southern tip of Boscawen at the confluence of the Contoocook and Merrimack Rivers along Commercial Street. The mill village operated at its peak between 1850 and 1970 and supported several industries including a saw mill and lumber yard, a coal warehouse, flour production, soap production, corn milling, and grain warehousing and was the largest producer of flour in New England in the early 1900s. The area also supported a leather tannery from 1953 to 1987. All the mills had become vacant by the late 1980s and have sat abandoned for nearly 30 years.

This cleanup grant application is focused on three parcels (Map 183D, Lot 149, Sublots 6, 7, & 8) on Commercial Street, specifically 36 to 56 Commercial Street, that were historically occupied by a sawmill, flour and grist mill and later a tannery. These mills are located along the banks of the Contoocook River and overlook the historical Hannah Duston Memorial Site, the location of the massacre that made Hannah Duston known as the Granite State Heroine. Currently, remnants of the past industrial operations remain in the facility including soap soaking tanks and hide tumbling tanks, industrial salt piles, a former bulk oil storage tank, and numerous floor drains and trenches. Additionally, remaining environmental assessment of the properties is complicated by the highly unstable dilapidated buildings.

The Town's goal for redevelopment of the Allied Leather Site is to directly address the key community needs of an aging population, lack of recreational opportunities, and lack of access to locally grown produce and meats. The Town has been working with a private developer to achieve these goals for the Site. Our shared vision for the redevelopment of the Allied Leather Site includes 100 units of senior housing, facilitate an extension of the Northern Rail Trail through the property to connect to the adjacent Hannah Duston Memorial Historic Site/adjacent recreational area and Merrimack Valley Greenway, adding parking at the trailhead so the community has access to the trail as well as a canoe launch to the Contoocook River, and including a permanent area for a long-term farmers market so local residents can have access to locally grown produce and meats.

However, the presence of environmental contaminants has halted the further redevelopment of the Site. Various historical industrial uses including a tannery have left a legacy of contamination in soil and building materials. This Cleanup grant will help us address these concerns and allow for its cleanup and redevelopment.

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

Required information follows:

1. Applicant Identification: Town of Boscawen, 116 North Main St., Boscawen, NH 03303
2. Funding Requested:
  - a. Grant Type: Single Site Cleanup
  - b. Federal Funds Requested: i. \$500,000  
ii. Boscawen is not requesting a cost share waiver
  - c. Contamination: Hazardous Substances
3. Location: Town of Boscawen, Merrimack County, New Hampshire
4. Property Information: Former Allied Leather, (Map 183D, Lot 149, Sublots 6, 7, & 8) 36-56 Commercial Street, Boscawen, New Hampshire 03303
5. Contacts:
  - a. *Project Director*: Alan H. Hardy, Town Administrator, Brownfields Project Coordinator, Town of Boscawen, 116 North Main Street, Boscawen, NH 03303; (603) 753-9185 (phone); (603) 753-9184 (fax); [ahardy@townofboscawen.org](mailto:ahardy@townofboscawen.org) (email)
  - b. *Highest Ranking Elected Official*: Edward J. Cherian, Jr., Chair, Board of Selectman, Town of Boscawen, 116 North Main Street, Boscawen, NH 03303; 603-753-9188 (phone); (603) 753-9184 (fax);
6. Population: 4,025
7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	1, 3
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The proposed site(s) is in a federally designated flood plain.	2, 6
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	

8. Letter from the State Environmental Authority: Attached to this letter

We thank you in advance for considering our grant application. If you should have any questions or require clarification on any element of this proposal, please give me a call at (603) 753-9185.

Very truly,



Alan Hardy  
Town Administrator  
Brownfields Project Coordinator

cc: with attachments



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**



**Robert R. Scott, Commissioner**

EMAIL ONLY

October 9, 2020

Alan H. Hardy, Town Administrator  
Town of Boscawen  
116 North Main Street  
Boscawen, NH 03303

**Subject: Town of Boscawen  
FY21 Proposal for EPA Brownfields Cleanup Grant  
Allied Leather Site, Boscawen, New Hampshire  
State Letter of Acknowledgement and Support**

Dear Mr. Hardy:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for the Town of Boscawen's proposal for an EPA Brownfields Cleanup Grant for the Allied Leather site located on Commercial Street in Boscawen, New Hampshire.

Should your proposal be successful, NHDES will commit to providing a liaison to provide technical support, facilitate the process of reviewing and approving all cleanup related submittals to NHDES, and participate in any community outreach efforts.

We look forward to working with the Town of Boscawen on this important project within your community. Please contact me should you have any questions.

Sincerely,

Michael McCluskey, P.E.  
Brownfields Program  
Hazardous Waste Remediation Bureau  
Tel: (603) 271-2183  
Fax: (603) 271-2181  
E-mail: [michael.g.mccluskey@des.nh.gov](mailto:michael.g.mccluskey@des.nh.gov)

cc: Dorrie Paar, EPA New England – Region 1  
Karlee Kenison, P.G., Administrator, NHDES-HWRB  
Amy Doherty, P.G., State Sites Supervisor, NHDES-HWRB

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields; 1.a.i. Background and Description of Target Area**

Boscawen, originally settled as part of Contoocook in 1734 and later incorporated as Boscawen in 1760, is a rural community (population 4,028) located on the western bank of the Merrimack River just north of Concord, the capitol of New Hampshire. Beginning in the 1800s, industrial manufacturing mills began to be developed at the southern tip of Boscawen at the confluence of the Contoocook and Merrimack Rivers along Commercial Street. The mills operated at its peak between 1850 and 1970 and supported several industries including a saw mill and lumber yard, a coal warehouse, flour production, soap production, corn milling, and grain warehousing and was the largest producer of flour in New England in the early 1900s. The area also supported a leather tannery from 1953 to 1987. All the mills had become vacant by the late 1980s and have sat abandoned for over 30 years.

Industry has left Boscawen (target area) leaving us to address several dilapidated buildings. The target area is aging (median age of 43 compared to US average age of 37), has low education attainment (15% in Boscawen have achieved Bachelor's degree compared to 34% for NH), and is relatively poor (\$54k median household income compared to \$66k for NH) leaving our small Town challenged to complete the revitalization of our former mills on our own. In addition, while Boscawen is located on two rivers (Merrimack and Contoocook), our community lacks public access to the river and associated recreational opportunities which impacts health and welfare of our community.

### **1.a.ii. Description of the Brownfield Site(s)**

This grant application is the abandoned Allied Leather Tannery which is owned by the Town of Boscawen and contains three former industrial lots located at 36 to 56 Commercial Street at the southern end of downtown Boscawen. These mills are located along the banks of the Contoocook River and overlook the historical Hannah Duston Memorial Site, the location of the massacre that made Hannah Duston known as the Granite State Heroine. Beginning in 1790, the south side of Commercial Street was developed with a grist mill, by 1820 with a sawmill, and by 1850 with a woolen mill. The sawmill was later redeveloped with a flour and grist mill that would become the largest producer of flour in New England by 1900. The flour mill operated through the 1950s, when it was converted to a tannery. By 1953, the property was owned by Brezner Tanning Corp, of which Allied Leather was a subsidiary. Allied Leather was comprised of the Site and its buildings, in addition to the buildings on the three adjoining parcels south of the Site which are under private ownership. Allied Leather operated at the Site through 1987 when the company went bankrupt. The property was transferred to a holding company and later to the Town in 2009 for owed back taxes. The property has been vacant and unmaintained since 1987 and is in a highly dilapidated state. This Site is a high priority for cleanup and redevelopment due to its strategic location adjoining our downtown and the Contoocook River, its high redevelopment potential, and its close proximity to residential neighborhood (residential houses line the north side of Commercial Street).

Based on a previous Phase II Environmental Site Assessment completed in 2017 and 2018, source areas and associated contaminants at the Site include PCB Bulk Product Waste and Remediation Waste within the Site building, asbestos and lead paint within the Site buildings, polycyclic aromatic hydrocarbons (PAHs) and metals (arsenic and lead) in soil throughout the Site, other regulated wastes throughout the building, as well as floor drains and discharges that have not been able to be safely assessed within the dilapidated building. Adjacent to the Site to the south are

three other former tannery buildings currently unoccupied and in severe disrepair, and a former rail line support facility to its north. These properties are in private ownership and are located within the residential neighborhood of Commercial Street.

**1.b. Revitalization of the Target Area; 1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

The proposed reuse of the Site is directly aligned with the Town's Revitalization Plans. The Town of Boscawen is a small rural community focused on sustaining manageable growth with regard to an aging population while preserving the livability, enjoyability, safety, health, and affordability of the Town. Town goals identified in its most recent Master Plan align with the planned reuse of the Site as it will further advance: 1) maintaining and enhancing the Town's sense of community and identity; 2) expanding safe, decent, and affordable housing by encouraging the development of senior housing within the Town proper; and 3) providing opportunities for recreational enjoyment of the Town's natural resources by Boscawen citizens. Once the site is cleaned and the land along the river is returned to a useable condition, Boscawen's boards, commissions and committees will engage with potential property owners, residents and business owners to develop reuse strategies for the remaining adjoining lots along the riverfront.

In July 2016, NH State Legislators met with stakeholders to discuss improvements to the Hannah Duston Memorial island adjacent to the Allied Leather Site. Plans are in place for Pan Am, the owner of the railroad servicing the site, to abandon this section of line down to Concord. This will allow for expansion of the existing Northern Rail Trail from its current terminus on River Road through the Hannah Duston Memorial island completing the undeveloped segment in Boscawen. The rail trail would then connect with the Merrimack Valley Greenway on the Concord side of the Contoocook River. Removing the eyesore of the dilapidated mills would greatly add to the experience of riding the rail trail as well as providing a safe place to stop and admire the confluence of the two rivers. Improvements to the Allied Leather Site will only increase the usage of the Memorial, island, and rivers by making the area feel safer for recreational use, and will significantly make the area along Commercial Street more desirable for continued revitalization.

**1.b.ii. Outcomes and Benefits of Reuse Strategy**

The Town's reuse strategy for redevelopment of the Allied Leather Site is to directly address the key community needs of an aging population, lack of recreational opportunities, and lack of access to locally grown produce and meats. The Town has been working with a private developer (Mark Piontkowski) to achieve these goals for the Site. The planned reuse includes 100 units of senior housing (25% of which are estimated to be below market rate), facilitate an extension of the Northern Rail Trail (which currently ends ¼ mile north from the Site) through the property to connect to the adjacent Hannah Duston Memorial Historic Site/adjacent recreational area and Merrimack River Greenway Trail to be constructed in Concord south of the Site, adding parking at the trailhead so the community has access to the trail as well as a canoe launch to the Contoocook River, and a commercial area including a long-term farmers market so local residents can have access to locally grown produce and meats. The Site is also located within the 100-year floodplain. The remediation of contaminated soils at the Site will protect from erosion of contaminants into the River. The design of the Site will also include proper erosion and control measures, and hardscaping that is appropriate for use within a floodplain.

Our reuse strategy will have the following direct economic and non-economic benefits include:  
Economic Benefits: The completion of the cleanup and redevelopment will lead to an estimated \$10 million in private investment in senior housing and 30 temporary construction jobs. It will

## **Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire**

also lead to an estimated \$280,000 in additional property taxes per year. The catalyzing economic effect to redevelop the other surrounding properties in the target area will be much higher. Boscawen is located between the Cities of Franklin (an Opportunity Zone) and Concord (the population center of state). While Boscawen is not in an Opportunity Zone, the redevelopment of our Site will help draw people and investment out of Concord and spur investment towards the Opportunity Zone in Franklin.

**Non-Economic Benefits:** The redevelopment of the Site with a permanent Farmers Market and trailhead and trail connection to the Northern Rail Trail, Merrimack Valley Greenway, and the Hannah Duston Memorial Historic Site will provide access to our target community for increased exercise and healthy locally grown fruits and vegetables that can reverse the incidences of obesity. The project will also provide a direct linkage for the residents of Boscawen to the Contoocook and Merrimack River as well as connecting to over 58 miles of recreational opportunity. It will also employ low impact development storm water and erosion control techniques recognizing that a portion is located within flood plain. This project will truly exemplify a Brownfields success story by transforming a contaminated and blighted property into one that no longer threatens, but enriches, the lives of the target community.

### **1.c. Strategy for Leveraging Resources; 1.c.i. Resources Needed for Site Reuse**

This project will leverage or has the ability to increase the availability of the following funds. Documentation of firm leveraged funds are documented in **Attachment 1**.

- Private Funds – Estimated \$10 million in investments by the private developer (Mark Piontkowski) for redevelopment of the Site for senior housing.
- NH Legislature – Passed House Bill 1397 to establish a committee to study improvements to adjacent Hannah Duston Memorial and study feasibility of connecting a portion of the Site/Hannah Duston Memorial to the Northern Rail Trail system.
- Northern Rail Trail – Invested \$700,000 in funds to extend the trail to Boscawen. Is currently working to extend it the final ¼ mile to Site and adjacent Hannah Duston Memorial.
- CNHRPC Brownfields Assessment Program - \$84,000 in Brownfields Assessment funds from the Central NH Regional Planning Commission (CNHRPC) for Phase I ESA, Phase II ESA and Market Study.
- NHDES Brownfields Cleanup RLF – The NHDES's Brownfields Revolving Loan Fund can be used to provide an RLF sub-grant (up to \$200,000) to complete the cleanup work at the property.
- CRDC Brownfields Cleanup RLF - CRDC has an EPA funded Brownfields Revolving Loan Fund that could be leveraged to assist with the cleanup of the Site. CRDC has other funds in addition to their Revolving Loan Fund that can be used during redevelopment. Subgrants would be available for the project in amounts up \$200,000 to support this project.
- Community Development Block Grants - The CDBG program will be leveraged to provide up to \$500,000 to complete infrastructure and facility improvements at the Site. Recognizing that the target area contains more than 50% low to moderate income residents, the Town has been very successful at receiving and leveraging this program.

### **1.c.ii. Use of Existing Infrastructure**

The redevelopment of the Allied Leather site will utilize the existing available infrastructure along Commercial Street including roadways, water, sewer, phone and internet. Recognizing the former industrial use of the former Allied Leather Site, adequate capacity of this infrastructure is available

and is not required to be upgraded. CDBG funds as well as private investment (\$10 million) will provide resources necessary to connect this existing adjacent infrastructure to the Site.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a Community Need; 2.a.i The Community's Need for Funding:**

Boscawen is a small poor town (population of only 4,028) adjacent to Concord, the capitol of NH. The residents in the target area (Boscawen) struggle with high poverty (15.8% vs. 8.8% for NH), low wages (\$54k median household income vs. to \$66k for NH), and low education attainment (15% in Boscawen have achieved Bachelor's degree vs. 34% for NH). The Town of Boscawen contains an aging population (Boscawen has median age of 43 vs. US average of 37) as New Hampshire is one of the oldest population states in the US. As many seniors begin to downsize, the need for affordable senior housing is at a crisis level. With the vacancy rate in NH as low as 1%, the need for affordable housing (especially senior housing) is paramount. The redevelopment of Allied Leather can directly address this need. However, the cleanup costs are significant (\$600,000). Since New Hampshire has no state income or sales tax, the result is limited state funding and we rely heavily on local property taxes to fund all municipal service departments including fire and police, a large portion of the schools, and any capital improvement projects. Given the Town's small size as well as Boscawen's cash strapped residents, the Town just does not have the resources to address the cleanup without further assistance.

### **2.a.ii Threats to Sensitive Populations; 2.a.ii.(1) Health or Welfare of Sens. Populations**

As stated above, sensitive populations that are affected by the Site are primarily our low income aging senior citizens that have welfare concerns regarding blight, access to recreational opportunities, and access to affordable, safe housing that will be addressed as part of this grant. While the Town of Boscawen borders both the Contoocook and Merrimack Rivers, it only has three recreational parks. Two of these are baseball fields not readily used by the general public, and the third, the Hannah Duston Memorial Historic Site, is situated on an island adjacent to the Allied Leather Site. However, access to the rivers and this memorial is blocked by the mill buildings along Commercial Street as well as an active rail line that runs from the Boscawen/Concord town line to the beginning of the Northern Rail Trail on River Road in Boscawen. In addition, expanding access to the existing recreational sites is a key community need as obesity rates for adults in New Hampshire (no specific data is available for Boscawen) have climbed from 10% in 1990 to 27% in 2016 and access to recreation facilities are key to attracting new seniors as well as families.

Second, as stated above, there is a housing crisis in NH (1% vacancy rate). Many seniors want to downsize from larger homes while being allowed or encouraged to age in place. There is also currently a mismatch in housing stock as 3 bedroom units dominate the rental market, however, the demand for senior housing is predicted to double from 2010 to 2025 (2 bedroom units). This is complicated by the fact that seniors have high rates of disability, lower median income, and savings. This combined with the declining caregiver population in the state is forcing many seniors to move away from their hometown including friends and family due to lack of available rentals. This project will help provide needed senior housing for Boscawen's seniors.

### **2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

According to the Boscawen Community Health Outlook (2019), Boscawen is suffering from an alarmingly high increase in lead poisoning in 1-2 year olds increasing from 30% of children tested in 2014 to over 55% in 2017. This grant will remove lead contaminated building materials and soils thus helping to reduce the prevalence of lead in the community. Residents of Boscawen also

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

have higher rate of asthma emergency visits (62.8 cases/10k people) compared to the rest of the state (41.4/10k people). Also, Boscawen has the highest rate of heart attack related deaths in the state (111.5 cases /100k vs just 46.3 for rest of NH). Rates of asthma and heart attack can be directly improved by proper exercise and diet. The Allied Leather project will directly address these risk factors through extension of the rail trail for improved exercise as well as farmers market for improved diet.

### 2.a.ii.(3) Disproportionately Impacted Populations

The target area is a low-income, aging population. The area suffers from a lack of investment and resultant deteriorating condition of the structures. This leads to unsafe conditions or perceived unsafe conditions for residents and visitors, and contribute to increased drug use, vandalism, and crime. Environmental Justice (EJ) is the right to live and work and play in a clean environment. The Target area contains lower income persons who have no other option but to stay living in poor and sometimes dangerous conditions. When combined with the negative health impacts from contaminants at the Site, it is easy to see that the negative impacts are an environmental justice concern for these low income citizens. This project will address these EJ concerns by replacing the mill area with new affordable senior housing that will remove the blight and contamination stigmatizing the target area.

### 2.b. Community Engagement; 2.b.i & ii. Project Partners & Project Partner Roles

In additional to the programmatic and technical support provided by the NH Department of Environmental Services and EPA the following project partners will also be leveraged:

Organization	Point of Contact	Description and Role
Friends of the Northern Rail Trail	Jack Shields 603.731.0658	Organization creating 58 miles of rail trail from Lebanon to Boscawen, NH. Will be lead organization in extending final ¼ mile of trail to the Site and Hannah Duston Memorial. Will also serve on Advisory Committee.
Central NH Regional Planning Commission	Matt Monahan <a href="mailto:mmonahan@cnhrpc.org">mmonahan@cnhrpc.org</a> (603) 226-6020	Regional planning organization that is existing Brownfields Assessment Grantee that will provide grant programmatic support to Town, participate on Advisory Committee, and will provide additional Brownfields assessment funds required to conduct Pre-Design Investigation to delineate extent of contaminated soil requiring disposal.
Boscawen Historical Society	Mike Nawoj (603) 975-0111	Represents current historical interests from interpretation of pre-history to future development of historic sites in town. They will serve on the Advisory Committee. Is also actively involved in the rehabilitation of the adjacent Hannah Duston Memorial island to enhance tourism in the area.
Capital Regional Development Council (CRDC)	Stephen Heavener <a href="mailto:sheavener@crdc-nh.com">sheavener@crdc-nh.com</a> (603) 496-1875	CRDC is a resource for small business financing, real estate development and technical assistance for local economic development projects. CRDC will partner with Boscawen to serve on the Advisory Committee and offer up to \$200,000 in financial assistance through Brownfields Cleanup RLF loans and grants for eligible Brownfields sites.



**2.b.iii. Incorporating Community Input**

Our plan to engage the community includes formation of a Brownfields Advisory Committee (BAC) including above community organizations, the EPA and the NH Department of Environmental Services representatives which will meet on a quarterly basis (online via Zoom); hosting a volunteer day along Commercial Street following social distancing guidelines to clean up garbage, remove brush, and improve the appearance of the area; conducting a Public meeting to discuss the draft Analysis of Brownfields Cleanup Alternatives (ABCA); and through monthly updates at Board of Selectman Zoom meetings. A multimedia approach will be employed to advertise meetings, encourage community participation and provide responses to community concerns, including announcements via local newspaper, e-mail, and the Town of Boscawen website as well as personal door to door invitations for residents of Commercial Street. In addition, Boscawen will use our Facebook page and Twitter account to disseminate instant news about the project including meeting dates and times. Please note that 97% of residences in the target area speak English, therefore translation of material into other languages will be done as needed. In addition, any other special needs (handicap, etc.) will be accommodated during the meeting. All public forums/meetings will be held online via Zoom or in the Boscawen Town Hall, and be held at a time where the working public will have opportunity to participate.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Proposed Cleanup Plan**

The Analysis of Brownfields Cleanup Alternatives (ABCA) prepared for the former Allied Leather Site was prepared (included as **Attachment 2**) and includes: 1) the removal of PCB contaminated building materials and associated debris within the electrical room of the building; 2) the abatement by demolition of asbestos and lead paint on the building structures; 3) excavation and off-site disposal of an estimated 500 cubic yards of PAH and lead-contaminated soil from within the floodplain; and 4) site restoration including installation of an engineered barrier system over residually contaminated areas. Due to the dilapidated condition of the building, volume of soil that requires excavation will be confirmed through a Predesign Investigation that will further characterize the nature and extent of impacted soil and confirm soil volumes requiring excavation and disposal. The current estimated cost to implement the above remedial tasks is about \$500,000, excluding engineering and QEP oversight.

Please note that each of these cleanup actions will be completed in accordance with Toxic Substances Control Act (TSCA) 40 CFR Section 761 (PCBs); New Hampshire DES Env-Or 600 (Soil Remediation Standards), NHDES Env-A 1800 (asbestos), and Env-Hw 100-1200 (lead paint and other wastes disposal). During cleanup activities and building abatement, engineering controls will be utilized, including area containment during asbestos and lead paint abatement, dust suppression during soil removal activities, and the use of temporary fencing to protect the public during construction activities. Contaminated soil would be brought to the closest appropriately licensed waste landfill or treatment facility for disposal/recycling.

Environmental engineers will specify the appropriate handling and disposal of all hazardous materials and would continue to monitor the site after cleanup is complete in accordance with NHDES requirements. Areas with excavation and contaminated soil removal will be backfilled with clean soil and raised back to normal ground levels. The community involvement portion of the project will be used to inform area residents of work to be completed. Once remediation is completed, a remediation summary report will be submitted to the NHDES. A "Certificate of

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

Completion” will be obtained from the NHDES documenting that the cleanup was completed in accordance with state standards.

### **3.b Description of Tasks/Activities and Outputs; 3.b.i, ii, iii, iv. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, & Outputs**

<p>Task Activity: 1. Cooperative Agreement Oversight</p> <ul style="list-style-type: none"><li>i. Project Implementation; Discussion of EPA Funded Activities: The Town will:<ul style="list-style-type: none"><li>a. Form Brownfields Advisory Committee</li><li>b. Competitively Bid Services for Qualified Environmental Professional (QEP)</li><li>c. Quarterly ACRES Reporting including MBE/WBE Reports</li><li>d. Attend Brownfields Conference</li></ul></li><li>▪ Non-EPA grant resources needed to carry out task/activity: None</li><li>ii. Anticipated Project Schedule: Summer/Fall 2021; reporting ongoing</li><li>iii. Task/Activity Lead(s): Alan Hardy/Kellee Easler (Boscawen)</li><li>iv. Outputs: EPA Quarterly Reports, MBE/WBE Reports, RFQ</li></ul>
<p>Task Activity: 2. Community Engagement</p> <ul style="list-style-type: none"><li>i. Project Implementation; Discussion of EPA Funded Activities: The Town will:<ul style="list-style-type: none"><li>a. Draft Community Relations Plan (CRP)</li><li>b. Facilitate Quarterly Brownfield Advisory Committee Meetings</li><li>c. Host Public Meeting for Draft ABCA</li><li>d. Conduct Volunteer Day on Commercial Street</li></ul></li><li>▪ Non-EPA grant resources needed to carry out task/activity: None</li><li>ii. Anticipated Project Schedule: Ongoing over 3-year grant period</li><li>iii. Task/Activity Lead(s): Alan Hardy/Kellee Easler (Boscawen)</li><li>iv. Outputs: CRP, Advertisements, Sign in Sheets, Meeting Minutes, News Articles</li></ul>
<p>Task Activity: 3. Cleanup Activities</p> <ul style="list-style-type: none"><li>i. Project Implementation; Discussion of EPA Funded Activities: Work will include:<ul style="list-style-type: none"><li>a. PCB remediation of building materials and debris</li><li>b. Abatement of asbestos and lead by full component removal</li><li>c. Removal and offsite disposal of contaminated soil</li><li>b. Site restoration and installation of engineered barrier system</li></ul></li><li>▪ Non-EPA grant resources needed to carry out task/activity: None</li><li>ii. Anticipated Project Schedule: Spring/Summer 2022 (within 3-year grant period)</li><li>iii. Task/Activity Lead(s): QEP with support from Town</li><li>iv. Outputs: Daily Construction Reports, Certified Payrolls, Waste Disposal Documents</li></ul>
<p>Task Activity: 4. QEP Services</p> <ul style="list-style-type: none"><li>i. Project Implementation; Discussion of EPA Funded Activities: Work will include:<ul style="list-style-type: none"><li>a. Drafting Analysis of Brownfields Cleanup Alternatives (ABCA), Quality Assurance Project Plan (QAPP), TSCA PCB Cleanup Plan, and Bidding Plans and Specifications</li><li>b. Conducting Public Bidding of Cleanup</li><li>c. Overseeing Remediation</li><li>c. Submitting Remediation Summary Report</li></ul></li></ul>

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

- Non-EPA grant resources needed to carry out task/activity: Conduct Pre-design Investigation to confirm soil quantities requiring disposal
- ii. Anticipated Project Schedule: Fall/Winter 2020 until project completion
- iii. Task/Activity Lead(s): QEP
- iv. Outputs: ABCA, QAPP, TSCA PCB Cleanup Plan, Bidding Documents, Remediation Summary Report, Certificate of Completion from NHDES

### 3.c Cost Estimates

Allied Leather Brownfields Cleanup Budget					
Budget Categories	Task I) Cooperative Agreement Oversight	Task II) Community Engagement	Task III) Cleanup Activities	Task IV) QEP Services	Total
Personnel	\$8,000	\$5,000	\$4,000	\$4,000	\$21,000
Travel	\$3,000	\$0	\$0	\$0	\$3,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$6,000	\$6,000	\$400,000	\$64,000	\$476,000
<b>Total Direct Costs</b>	<b>\$17,000</b>	<b>\$11,000</b>	<b>\$404,000</b>	<b>\$68,000</b>	<b>\$500,000</b>
Indirect Costs	\$0	\$0	\$0	\$0	\$0
<b>Total Federal Funding</b>	<b>\$17,000</b>	<b>\$11,000</b>	<b>\$404,000</b>	<b>\$68,000</b>	<b>\$500,000</b>
Cost Share (20%)	\$0	\$0	\$100,000	\$0	\$100,000
<b>Total Budget</b>	<b>\$17,000</b>	<b>\$11,000</b>	<b>\$504,000</b>	<b>\$68,000</b>	<b>\$600,000</b>

Development and Application of Costs: Task 1 – Cooperative Agreement Oversight – We have budgeted 160 hours of Town staff time at \$50/hour (\$8,000) as well as 60 of QEP time at \$100/hour (\$6000) to oversee and conduct necessary reporting for the grant. Two staff from the Town will also attend the next EPA Brownfields Conference (\$3,000 in travel).

Task 2 – Community Engagement - We have budgeted 100 hours of Town staff time at \$50/hour (\$5,000) as well as 60 hours of QEP time at \$100/hour (\$6,000) to perform community involvement tasks.

Task 3 – Cleanup Activities – An estimated 25 tons of TSCA regulated PCB waste (contractor estimate of \$50,000) as well as 1,000 tons of comingled PCB, lead and asbestos building debris will require removal and disposal (contractor estimate of \$250,000). An estimated 500 cubic yards (i.e. approx. 750 tons) of PAH, arsenic and lead contaminated soil requires removal and disposal (contractor estimate of \$100,000). The Town will support with the cleanup with coordinating with local utilities, assist with site security, and attending weekly contractor meetings during cleanup.

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

We have budgeted 80 hours of Town staff time at \$50/hour (\$4,000). Lastly, the installation of the engineered barrier over residual soil contamination and associated site restoration will serve as the 20% match including backfilling, marker layer, loaming, and seeding (contractor estimate of \$100,000).

Task 4 – QEP Services – Est. 350 hours QEP time at \$100/hour (\$35,000) to develop initial plans, remediation and site restoration design, state and local permitting, and coordinate the bidding of contract documents. We have budgeted 300 hours at \$80/hour (\$24,000) for overseeing cleanup activities, coordinating the cleanup to the NHDES and EPA, as well as document federal bidding requirements (Davis Bacon Act). Finally, 50 hours at \$100/hour (\$5,000) is budgeted to remediation summary reporting, preparation and filing of any required deed notices, and long-term groundwater management plans, etc. We have also budgeted 80 hours of Town staff time at \$50/hour (\$4,000) to meet with QEP, review documents, and file Deed Restriction.

### **3.d. Measuring Environmental Results**

The monthly Select Board updates and quarterly advisory committee meetings will be used to track project progress to ensure we are on schedule with our EPA Work Plan. Any deficiencies will be discussed, and corrective actions will be implemented. Boscawen's plan for tracking and measuring progress towards achieving the expected project outputs and outcomes will include using the EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) database and EPA Quarterly reports. The ACRES database is used to track the expected project outcomes presented in **Sections 3.b.iv**, including jobs created, other public funds leveraged, private investment dollars leveraged, and acres of greenspace created. The ACRES database will be updated on a quarterly basis, in conjunction with the submittal of the EPA quarterly reports.

## **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

### **4.a Programmatic Capability; 4.a.i, ii. Organizational Structure & Description of Key Staff**

The Town of Boscawen has a long history of successfully managing federal and state grants in order to implement successful infrastructure projects. For example, the Town managed the removal of Boscawen/Canterbury Bridge on behalf of both communities under a Memorandum of Agreement. The \$306,000 project utilized NH Department of Transportation (NHDOT) State Bridge Aid to implement the project and was considered by NHDOT a great example of collaboration among communities. As part of this experience, we have developed a good system for efficiently and effectively managing, tracking, administering, and reporting on projects federal grants. Oversight was provided by the affected Department Head, the department staff, who maintained daily records and provided progress reports, the Town Accountant and Town Treasurer, who both oversaw the financing aspects and the Town Administrator, who reviewed and advised the Selectmen on the status of the projects based on the compilation of all the reports.

To assist with the programmatic management of this project, Boscawen has partnered with the Brownfields staff of Central NH Regional Planning Commission (CNHRPC). This team will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project. The cleanup of the Site is under the management of Mr. Alan H. Hardy. Mr. Hardy has over 10 years of experience as an Administrator of the Town. He has recently managed various important projects including the removal of the Canterbury-Boscawen Bridge, a NH-Department of Transportation reconstruction/construction project to restore and create new drainage systems for the Forest Lane subdivision with the assistance of Public Works Director Dean Hollins, a CDBG funded project and is actively involved in a corridor study for the main street of Boscawen, King Street. This

## **Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire**

project has an overall goal to improve the travel corridor, King Street, which is made up of Route 3 & 4. Mr. Hardy will be supported by Mr. Matthew Monahan of CNHRPC to provide programmatic support of the grant. Mr. Monahan is currently the project manager of the CNHRPC Brownfields Assessment Program. He will also be supported by Mrs. Kellee Jo Easler, Planning & Community Development Director, who has been employed at the Town for 13 years. He will also be supported by Mr. Dean Hollins, the Director of Public Works. Mr. Hollins has over 25 years' experience implementing infrastructure projects for the Town of Boscawen.

### **4.a.iii. Acquiring Additional Resources**

Boscawen believes in a competitive procurement process and generally issues a Request for Qualifications (RFQs) to solicit consultant responses. The RFQs are reviewed by the Advisory Committee and interviews of the top submittals/firms are conducted. The selection of a consultant will provide Boscawen with the technical expertise and resources to achieve success and complete this wonderful project. In addition, the specific cleanup work will be publicly bid by the QEP.

### **4.b Past Performance and Accomplishments; 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements.**

1. Purpose and Accomplishments: The Town of Boscawen has received and successfully managed several federal and non-federal funded assistance agreements. The most recent grants and associated accomplishments include:

- \$306,000 NHDOT State Bridge Aid to remove the Boscawen/Canterbury Bridge between Boscawen and Canterbury. The bridge was closed to traffic in 1965 due to weakened bridge structure and taken down by the towns of Boscawen and Canterbury working under the NHDOT grant in 2014. The scenic view from both Boscawen and Canterbury was improved by removing the bridge structure. Subsequent to the removal of the bridge, the Town of Boscawen has paved over one half of the gravel access ways within the Town Park with \$24,000 of pavement paid for by development impact fees.
- \$481,370 in American Recovery and Reinvestment Act funds from NHDOT for Sidewalk Improvements along North Main Street and King Street. Since the work was done, the use of the sidewalks for recreational walking and exercise has increased greatly due to the safe, well-lit environment. The newly improved sidewalks also allowed walkers direct access to the Northern Rail Trail System at Depot Street. Depot Street not only connects the King Street sidewalks to the Northern Rail Trail but also allows folks to park at Depot Street to access both the rail trail and the sidewalks.
- \$500,000 Community Development Block Grant (CDBG) for storm water drainage improvements to Forrest Lane in Boscawen. This project, co-managed by Administrator Alan Hardy and Public Works Director Dean Hollins corrected numerous design errors and failures caused over the many years since the Forest Lane project was constructed. Storm water now flows much more efficiently within the Forest Lane Development and eventually out to the Merrimack River. This project reduced the level of standing water throughout the project and manages the flow of storm water much better.

2. Compliance with Grant Requirements: We are currently in compliance with the terms and conditions of our agreements as well as budgets and schedules. For each of our grants, we have successfully met and complied with all reporting requirements, submitted final acceptable technical reports, and reported on our successful progress towards achieving the results under these agreements.

## **THRESHOLD CRITERIA**

Please accept our Threshold Criteria for the 2020 Brownfields Cleanup Grant Submittal.

- 1) Applicant Eligibility –
  - a) We are a General Purpose Unit of Local Government, Boscawen, NH
- 2) Previously Awarded Cleanup Grants
  - a. No previous EPA Cleanup Grants have been awarded for this site.
- 3) Site Ownership –
  - a) The Town of Boscawen acquired the property by tax deed on December 21, 2009, and is the sole owner of the site. The Town does not plan to transfer ownership of the site prior to the complete expenditure of grant funds disbursed for the cleanup of this site.
- 4) Basic Site Information –
  - a. The site is the former Allied Leather property.
  - b. The site is located at 36-56 Commercial Street, Boscawen, NH 03303
  - c) The Town of Boscawen owns the site.
- 5) Status and History of Contamination –
  - a. The site is contaminated by hazardous substances;
  - b. The site was formally used as a flour and grist mill, sawmill, woolen mill, and was later converted into a tannery. It is currently vacant and has been for 30+ years. The site buildings have become highly deteriorated in that time, and one of the former site buildings was destroyed by fire in 2002.
  - c. Remnants of the past industrial operations remain in the facility including soap soaking tanks and hide tumbling tanks, industrial salt piles, a former bulk oil storage tank, and numerous floor drains and trenches.
  - d. The site became contaminated through its industrial history. The site is contaminated by hazardous substances including:
    - i. PCB Bulk Product Waste and Remediation Waste within the Site building
    - ii. PAHs and metals in soil throughout the Site that have not be fully delineated
    - iii. ACM within the Site buildings
    - iv. Lead paint within/on the Site buildings
    - v. Any other potential environmental concerns related to floor drains and discharges that have not been able to be safely assessed within the dilapidated building
    - vi. asbestos-containing materials, lead-containing paint, PCB-containing paint and debris, and PAHs and metals in soil.
- 6) Brownfields Site Definition – The site meets the definition of the Brownfield. We affirm:
  - a) The site is not listed or proposed for listing on the National Priorities List
  - b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
  - c) The site is not subject to the jurisdiction, custody, or control of the U.S. government.

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

- 7) Environmental Assessment for Cleanup Proposal –  
An ASTM E1903-11/equivalent Phase II environmental site assessment report dated August 14, 2017, as well as a supplemental Phase II environmental site assessment dated February 12, 2018, were completed by Credere Associates, LLC. These assessments included soil and groundwater sampling as well as hazardous building materials sampling.
  - 8) Enforcement or Other Actions – There are no ongoing or anticipated environmental enforcement or other actions for this site.
  - 9) Property Specific Determination – We affirm that this site does not need Property Specific Determination.
    - a. The site is not subject to planned or ongoing removal actions under CERCLA.
    - b. The site has not been issued or entered into unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees. Additionally, no permit has been issued by the United States government or an authorized state under RCRA, FWPCA, TSCA, or SDWA.
    - c. The site is not subject to any corrective actions or closure requirements under RCRA, and no RCRA closure notifications have been submitted for the property.
    - d. The site is not subject to TSCA remediation of PCBs. (EPA has not initiated an involuntary action with any person to address the PCB contamination)
    - e. The site is not receiving monies from the LUST Trust Fund.
  - 10) Threshold Criteria Related to CERCLA/Petroleum Liability
    - a) Property Ownership Eligibility – Hazardous Substance Sites
      - i. Exceptions to CERCLA Liability; (3) Property acquired under Certain Circumstances by Units of State and Local Government  
We affirm that we are not potentially liable for contamination at the site under CERCLA §107 because per CERCLA §101(20)D. We are a local unit of government that acquired the site through tax delinquency/abandonment, and we did not cause or contribute to any contamination at the site, and therefore meet the requirements of a CERCLA liability defense.
- Information on CERCLA Liability Exemption:
- (a) The Site was acquired from Hannah Dustin Holdings through tax delinquency
  - (b) The Site was acquired on December 21, 2009
  - (c) All disposal of hazardous substances at the site occurred before the Town acquired the property
  - (d) The Town did not cause or contribute to any release of hazardous substances at the site.
  - (e) The Town has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- 11) Clean up Authority and Oversight Structure –
  - a) The Town of Boscawen will enroll the property and proposed cleanup work plan in the voluntary response action cleanup program established by the State of New Hampshire. We will competitively procure and engage a qualified environmental professional to manage and oversee the cleanup to ensure that the work is conducted in full compliance with all applicable state and federal laws and in a manner protective of human health and the

## Allied Leather Brownfields Cleanup Grant, Boscawen, New Hampshire

environment. In addition, the NH Department of Environmental Services will provide technical review and comment on all plans, reports, and activities pertaining to cleanup of the Site.

- b) No access from adjacent or neighboring properties is required for cleanup; however, if access becomes necessary, the Town has a working relationship with adjacent property owners and will request access agreements.

### 12) Community Notification

- a) Draft Analysis of Brownfield Cleanup Alternatives

A draft ABCA has been prepared for the Site and is included as **Attachment 2**.

- b) Community Notification Ad

The community was notified through a newspaper ad on September 22, 2020, postings in City Hall, and through the City's website.

- c) Public Meeting

A public meeting was held via Zoom meeting on October 1, 2020.

- d) Submission of Community Notification Documents

Copies of the following Community Notification Documents are included as **Attachment 3**:

- a copy of the ABCA;
- a copy of the ad (or equivalent) that demonstrates notification to the public and solicitation for comments on the proposal(s);
- the comments or a summary of the comments received;
- your response to the public comments;
- meeting notes or summary from the public meeting(s); and
- meeting sign-in sheets.

### 13) Statutory Cost Share –

- a) The majority of cost share will be provided by the Town of Boscawen in direct cash contributions for cleanup activities.
- b) We are not requesting a hardship waiver.



**ATTACHMENT 1  
FIRM LEVERAGED COMMITMENTS**

## Mark Piontkowski

40 A Tremont Street  
Boscawen, NH. 03303  
Cell: 860-227-0696

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September 21, 2020

Alan H. Hardy,  
Administrator,  
Brownfields Project Coordinator,  
Town of Boscawen,  
116 North Main Street,  
Boscawen, NH 03303

**Subject:**        *Documentation of Leverage for Development of the Allied Leather Tannery*

Dear Mr. Hardy:

I am writing this letter to reaffirm my interest to the Town in the redevelopment of the area along Commercial Street and the Allied Leather property owned by the Town. As you are aware, I obtained control of the adjacent 15-acre sand pit adjacent to the Allied Leather Tannery. My intention is to incorporate the Allied Leather property into this land for future development of Commercial Street as follows:

- Build a series of Condominiums for the Elderly and Working community.
  - The Condo's would be 2 bedroom units that incorporate environmentally friendly construction along with high tech conveniences (smart house technologies)
- Create a Park on land Owned by the Town and State along with privately owned property.
  - The park would serve as a place for picnicking, boating, swimming, and access to the Northern Rail Trail.
- Build a Commercial Building that would incorporate a Convenience Store, Police Substation, and a Farmer Market Pavilion.
  - The Convenience Store would be a mini food market for the local public.
  - The Police Substation would incorporate monitoring surveillance equipment that would record activities in the area to protect the public from adverse activities.
  - The Farmer Market Pavilion would allow local Farmers to sell their crops without the need of personnel due to a close circuit camera system that would reinforce the honor system for people purchasing on a self serve basis.

The initial investment for this project is over \$10 million for the development of the conceptual idea that is described above. The assessment of the environmental contaminants is critical component for this project to go forward. I look forward to working with the Town and local community to make this development a reality for all. If you have any questions, please do not hesitate to contact me on my cell phone @ 860-227-0696.

Sincerely,



Mark Piontkowski

**ATTACHMENT 2**  
**ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES**

# **DRAFT PRELIMINARY ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES**

## **ALLIED LEATHER SITE, BOSCAWEN, NH**

### **1. Introduction & Background**

#### **1.a. Site Description & History**

##### **1.a.i. Site Name and Location**

Allied Leather Site, 36 to 56 Commercial Street, Boscawen, NH (the Site).

##### **1.a.ii. Site Description**

The Site is comprised of three parcels of land totaling 1.38 acres and is shaped as an elongated rectangle east of Commercial Street and west of the Contoocook River. The Site is developed with two vacant, dilapidated buildings known as the flour building and the soap building, which are connected by a generator room. The Site buildings are connected via shared walls; both have fallen into severe disrepair and are deemed unsafe to enter. The brick façade of the northeastern half of the flour building is highly degraded and crumbling, and most of the roof and a large portion of the street-side wall of the soap building were destroyed. A third building was located northeast of the current buildings and was destroyed by fire in January 2002. Building debris remains within the footprint of the former building. The Boscawen Assessing Office property cards indicates asbestos on hot water pipes and that the buildings are unsafe to be around.

The interior of the soap building still contains a cut aboveground storage tank (AST), several large wooden vertical ASTs of unknown prior use, and numerous floor drains, grates, vaults, and other residual equipment. The flour building interior is unable to be fully inspected because it is unsafe but appears primarily empty.

The remaining exterior of the Site is heavily overgrown. The buildings are enclosed with a chain link fence to inhibit easy access and trespassing. The Site is located within an area that floods annually along the river. In the spring the highwater mark is in close proximity to the back side of the current Site buildings.

##### **1.a.iii. Site History**

The Site was first developed as a sawmill and associated lumberyard in the 1820s and used for this purpose through approximately the mid-1830s. The flour building was constructed in two parts: the brick portion in 1837 and the wooden portion in 1857. The soap building and former burned building were also constructed in 1837. The Site buildings were originally used as a corn mill by John H. Pearson & Co., then Barron, Dodge & Co., then Whitcher & Stratton, and then Stratton & Co (later known as Stratton & Co. Millers). The current flour building was comprised of a flour mill in the western half and a grain warehouse in the eastern half. As of 1928, a coal warehouse was located in what is now the soap building, which was likely used to power an independent electric plant located between the soap and flour buildings. Additionally, an industrial canal was located west of what would later become Commercial Street.

By 1953, the Site was owned by the Brezner Tanning Corp of which Allied Leather was a subsidiary. Allied Leather was comprised of the Site and its buildings, in addition to the buildings on the three adjoining parcels southwest of the Site and the main tannery on nearby Canal Street in adjoining Concord. Information obtained during the Phase II ESA indicates the

soap building was used for soap making, and its namesake was not related to the tanning soaping process. The timing of the soap making process is not known. The Site has been vacant since Allied Leather went bankrupt in 1987. It was transferred to a holding company in 1997 and acquired by the Town in 2009 for owed back taxes.

### 1.b. Prior Site Assessment Findings

A Phase I Environmental Site Assessment was completed for the property as part of Central New Hampshire Regional Planning Commission's Brownfields Assessment Program to identify environmental concerns that would need to be considered during the redevelopment process. Based on reviews of historical sources, environmental databases, interviews, information provided by the Town of Boscawen, Site reconnaissance, and judgement by the Environmental Professional, five recognized environmental conditions (RECs) and four environmental findings were identified. A Phase II ESA was completed to assess the identified RECs and findings and concluded the following:

- **REC #1 – Likely polycyclic aromatic hydrocarbon (PAH), lead [and asbestos] impacts from leaching and deposition from building fire debris remaining onsite: PAHs CONFIRMED; however, a release of lead and asbestos from the burn debris is DISMISSED.** Surface soil samples CA-SS-11 and CA-SS-12 were collected from soil underlying the burned building debris, which was comingled with burned wood fragments and debris. PAHs exceeding the NHDES Soil Remediation Standards (SRSs) were detected. Therefore, PAHs likely associated with the burn debris are confirmed. Lead concentrations are well below the NHDES SRS and asbestos was not detected.
- **REC #2 – Observed petroleum release and threat of further release from cut AST in the soap building: bulk oil storage in the AST and threat of further release is DISMISSED, but evidence of a petroleum release is CONFIRMED.** A release of petroleum was confirmed through visual observation of free product; therefore, subsurface soil around the perimeter of the soap building (CA-SB-1 through CA-SB-3), standing water in the cut AST base (sample CA-AST-SW-1), floor debris beneath the adjoining tank cradle (CA-SS-2), and surface soil outside the nearby door (CA-SS-3) was sampled. The standing water in the AST contained volatile organic compounds (VOCs), but at concentrations below the Ambient Groundwater Quality Standards (AGQS) indicating the overflow from the tank where free-product exists is not likely to be contributing to potential groundwater impacts at concentrations that would exceed the AGQS. Results for CA-SS-3 contained trace PAHs and low-level total petroleum hydrocarbon (TPH) indicating the petroleum release does not appear to have migrated out the nearby door. However, elevated PAHs above the SRSs and the presence of TPH (below the SRS) in CA-SS-2 is further evidence of a petroleum release. PAHs exceeding the SRSs are present in the subsurface at CA-SB-1 just outside the soap building from the AST; however, review of diagnostic ratios for CA-SB-1 indicate the source appears to be more pyrogenic (see **Table 5**) but smaller chain PAHs (e.g., naphthalene) are still present, which would indicate a petrogenic source. Based on these results, there is confirmed evidence of a petroleum release and the extent of PAHs (whether from the petroleum source or otherwise) remains a data gap.
- **REC #3 – Possible leaching to groundwater and basement soil from large piles of an industrial salt or other unknown crystalline substance in the basement of the flour building is DISMISSED; however, non-hazardous water quality related impacts to groundwater and surface water are not known.** The piles showed evidence of

weathering that would indicate dissolution of the substance from water dripping on to the piles due to the exposure of the interior of the buildings to the elements. To assess if the dissolving piles represented a release, CA-SS-10 was collected from the piles. Results indicated a neutral pH, and barium, chromium, and lead were detected but at concentrations below the SRSs. However, because evidence remains that the salt piles are being gradually leached by rainwater/snowmelt through the building, other non-hazardous potential impacts to groundwater and surface water quality are unknown.

- **REC #4 – Release of asbestos and future threat of release to the environment of hazardous building materials is CONFIRMED.** Due to the heavily degraded condition of the Site buildings, there is a pathway to the environment for any hazardous building materials that are not secure, or become dislodged, in or on the building. ACM, lead-containing paint (LCP; any detection of lead in paint), and Toxic Substances Control Act (TSCA)-regulated PCBs are present as indicated below for Environmental Finding #1. Sample results of floor debris in the generator room contained high PCBs (CA-SS-7 and CA-SS-8) and metals (CA-SS-21) concentrations, possibly due to comingled paint chips. Therefore, the confirmed presence of hazardous building materials and the deteriorating condition of the building that is already exposed to the elements is a continued threat of release.
- **REC #5 – Threat of release of unknown content from five process ASTs/soaking vats in the soap building due to unknown structural stability is DISMISSED.** The five (5) wooden ASTs were further inspected as part of the supplemental reconnaissance and found to be empty by viewing through a previously unidentified window at the base of each tank. Additionally, results of a sample intended to assess possible releases from these tanks to the floor drain (CA-SS-5), indicated only low levels of analyzed compounds below their respective SRSs.
- **Environmental Finding #1 – Suspected presence of hazardous building materials, including asbestos, lead paint, and PCBs due to the age and use of the Site buildings is CONFIRMED.** Asbestos was detected in pipe insulation sampled from 10 locations. Approximately 370 linear feet are estimated to present at the Site, both intact on pipes and comingled with debris on floors. The top two floors of the flour building were not inspected and may contain additional asbestos thermal system insulation (TSI). Because all white pipe insulation that was observed was sampled and found to contain asbestos, all white pipe insulation at the Site should be considered ACM. Asbestos was also detected in beige roofing over the generator building. This area of roofing had collapsed to the floor of this building and was also comingled with floor debris.

TSCA-regulated PCBs were identified in yellow paint on handrails and gray paint on stairs in the generator room. Based on follow-up observations, gray paint was also observed to possibly be present on floors and walls within the main rooms of the flour building. PCB concentrations exceeding 1 milligram per kilogram (mg/kg) that will require proper management during demolition were identified in white and green paints from the walls of the loading dock and gray paint on a beam in a debris pile adjacent to the loading dock. All paint was in a moderately to highly degraded condition, with dust and paint chips comingled with floor debris.

White, green, yellow, and gray paint throughout the Site buildings was identified as LCP, which is the majority of paint in the Site buildings. Based on these results, all paint in the Site buildings should be considered LCP

- **Environmental Finding #2 – Possible surface soil impacts from a former railroad spur leading to the shipping/receiving areas along the western side of the Site buildings is CONFIRMED.** Surface soil analyzed for impacts associated with the former railroad spur (CA-SS-13 through CA-SS-15) indicated the presence of PAHs and metals in excess of the NHDES SRSs in CA-SS-14 and CA-SS-15. PAHs and arsenic results may be attributable to background levels (degraded asphalt from the road), however, are likely partially related to the railroad spur. Review of diagnostic ratios (PH/ANT and F/P) indicate these results to be partially representative of a pyrogenic source; however, the F/P ratio for CA-SS-14 is below 1 that would indicate a petrogenic source and smaller chain compounds (e.g., naphthalene and 2-methylnaphthalene) are still present in CA-SS-15 that would also indicate a petrogenic source. Elevated concentrations of chromium are also present along the tracks in the northeast portion of the Site.
- **Environmental Finding #3 – Possible release to an unlined drainage trench leading from the flour building to the Contoocook River, and floor drains in the soap and flour buildings that were possibly a discharge route for untreated industrial waste: release to trench drain CONFIRMED, but connectivity to floor drains is INCONCLUSIVE.** Neither of the floor drains could be sampled due to frozen or unsafe conditions; making it difficult to make the connection between the floor drains and the trench. However, the trench was confirmed to contained PAHs and lead exceeding the NHDES SRSs (CA-SS-19). Concentrations appear to decrease downslope in the trench (CA-SS-20), but this trend is difficult to confirm with only two samples. Based on these soil analytical results, a release is confirmed, but it is inconclusive if the observed floor drains discharge to the drainage trench.
- **Environmental Finding #4 – Potential impacts resulting from the use of substances common to grain milling, electrical generation, and leather tanning, and the general industrial history of the Site, and from the general debris and solid waste spread across the Site is INCONCLUSIVE.** Due to the historical use, Site impacts unidentified above are possible. Although contamination was detected throughout the Site, it was in locations believed to be attributable to a specific source. Three samples that would best assess the general industrial impacts were inaccessible and not sampled due to flooding. No additional potential sources of contamination or evidence of a release was observed during the supplemental Site reconnaissance. Because of gaps in assessment at the Site, impacts related to the general industrial history of the Site, beyond the identified sources above, is inconclusive.

To supplement these findings and fulfill remaining data gaps, a Supplemental Phase II ESA was completed to assess the floor drain discharge locations, further assess the extent of PAHs and metals in floor debris and attempt to delineate the PCB Bulk Product Waste and Remediation Waste within the Site building components and debris. The Supplemental Phase II ESA concluded the following:

- **Floor Drain Assessment and Discharge:** Following the initial Phase II ESA, Environmental Finding #3 – *Possible release to an unlined drainage trench leading from*

*the flour building to the Contoocook River, and floor drains in the soap and flour buildings that were possibly a discharge route for untreated industrial waste: release to trench drain, was confirmed, but connectivity to floor drains, remained inconclusive, as no indications of discharge locations were identified in accessible portions of the Site, and large portions of the Site where such discharge locations were likely to have been located were inaccessible due to flooding or overgrown vegetation. Additional exterior Site reconnaissance conducted during this Supplemental Phase II ESA did not identify any suspected discharge locations for pipes/drains, etc. observed inside the building, nor any additional items of environmental concern.*

The sludge sample collected from inside the floor drain (CA-SS-6) in the soap building was intended to assess the connection of interior contamination with possible exterior discharge locations (i.e., the trench). TPH, PCBs, and metals above the SRSs were detected. Results did not indicate the presence of PAHs; however, laboratory reporting limits were elevated as a result of dilution due to non-target compounds in the sample. The reporting limits were higher than the applicable SRS; therefore, the presence of these compounds cannot be dismissed. The TPH concentration in this sample represents non-petroleum carbon-based compounds; therefore, it is not considered representative of petroleum compound concentrations and is not considered to exceed the SRS. The laboratory tentatively indicated the peaks in the chromatograph resemble phenols. Similar to prior TPH concentrations obtained from the Site, these TICs may also be attributed to the soap making process as certain phenols were also used in disinfectant soaps. The prior TICs were identified as fatty acids, which were not similarly identified in this sample.

The floor drains are clogged and do not drain standing water; therefore, tracer tests would not be effective in identifying discharge locations. Credere compared the above floor drain sample result to the exterior trench results (CA-SS-19 and CA-SS-20); however, without valuable TPH and PAH results for CA-SS-6 to compare CA-SS-19 and CA-SS-20, it is difficult to correlate the trench and interior drain. The TIC phenols identified in CA-SS-6 were not identified in the trench samples, which may suggest they are not connected.

Due to the nature of historical operations at the Site and the observed presence of interior floor drains with no known discharge location, subsurface discharge or discharge to the river remains a concern but will require direct observation during building demolition to adequately assess.

- **Nature and Extent of PCBs:** To further assess the nature and extent of materials considered PCB Bulk Product Waste, additional sampling of interior painted surfaces and substrates was completed. Results indicated two (2) additional painted surfaces coated with paint containing PCBs at concentrations considered PCB Bulk Product Waste. Both samples were collected from green paint in the generator room from the walls and wooden bathroom stalls. White wall paint in the generator room also contained PCBs but at concentrations below 50 mg/kg. The painted components within the entire building will be assumed to contain PCBs because the majority of the Site building is not safely accessible to observe or sample the extent of known PCB-containing paints (gray, yellow and green paints) or other unknown painted surfaces. Painted components within the



entire building will require disposal at a solid waste landfill licensed to accept PCB-containing wastes at “at-found” concentrations greater than 1.0 mg/kg, as they are excluded for disposal as a TSCA regulated waste and rather are considered PCB Bulk Product Waste, meaning a waste derived from manufactured products (i.e., paints) containing PCBs in a non-liquid state, at any concentration where at the time of designation for disposal the concentration was greater than or equal to 50 mg/kg PCBs.

Floor debris contains PCBs at concentrations ranging between 2.3 and 700 mg/kg. Due to the known historical use of a portion of the building for electrical generation, it is not clear if the source of PCBs is associated with the manufactured PCB-containing paint or from a liquid release of an unknown concentration associated with former transformers or other equipment during electrical generation. The elevated PAHs may also suggest an oil source; however, may also be attributed to the abundant degraded roofing (tar) comingled in the debris. Due to the potential for a historical liquid release, floor debris within the generator room should be considered PCB Remediation Waste with a concentration greater than 50 mg/kg, as segregation of impacted and non-impacted debris is not feasible due to the degraded nature of the debris, and because sampling has not indicated clear point sources for PCB impacted debris. Based on this designation and the associated required handling of the PCBs in 40 CFR 761, the PAHs and metals also detected in these samples at highly elevated concentrations are considered incidental to the PCBs.

Additionally, to assess migration of PCBs into concrete and wood substrates, co-located substrate samples for previously or concurrently collected soil/debris samples in the generator room were collected and analyzed for PCBs. Results indicated the presence of PCBs in concrete at concentrations below 50 mg/kg. Based on the small generator room floor area and lack of consistent correlation between the overlying debris sample results and underlying concrete results (see comparison on **Table 2**), the entire concrete floor of the generator room will be considered PCB Remediation Waste with a concentration above 1 mg/kg but below 50 mg/kg, which must be disposed according to 40 CFR 761.61(5)(i)(B)(2)(ii). One of the two wood substrate samples was above 50 mg/kg. Based on the limited area of wood substrate, all the wood substrate will be considered PCB Remediation Waste with a concentration greater than 50 mg/kg, which must be disposed according to 40 CFR 761.61(5)(i)(B)(2)(iii), with the overlying debris once removed from the building.

Based on an approximately square footage of the generator building of 1,250 square feet and an assumed average depth of 1 foot, an estimated 50 cubic yards of debris is present that would be considered PCB Remediation Waste with a concentration greater than 50 mg/kg once removed. The volume of painted surfaces requiring disposal in an appropriately licensed landfill cannot be estimated. The volume of concrete to be disposed as PCB Remediation Waste at a concentration less than 50 mg/kg is not known because the concrete thickness is unknown.

Exterior soil samples collected adjacent to the generator room (CA-SS-27 and CA-SS-28) were found to contain PAHs and lead above the SRS; however, PCBs were below the laboratory reporting limit. Therefore, PCBs are considered contained to within the generator building and on Site building components (paints). Depending on the subsurface infrastructure beneath the generator building, there is potential for the elevated

PCBs in concrete and wood substrates to have allowed transmission to underlying soil if present, assessment of which is inhibited by the dilapidated Site building. Additional assessment beneath the Site building is warranted after building removal.

- **Other Impacts Associated with General Historical Use:** Following the initial Phase II ESA, Environmental Finding #4 – *Potential impacts resulting from the use of substances common to grain milling, electrical generation, and leather tanning, and the general industrial history of the Site, and from the general debris and solid waste spread across the Site*, remained inconclusive, as all detected contamination was believed to be attributable to various specific sources, and the samples intended to assess this finding, CA-SS-16 through CA-SS-18, were not previously collected due to flooding. These samples were collected during this Supplemental Phase II ESA, and detected SVOCs, particularly PAHs, at all three (3) sample locations adjacent to the flour building with SRS exceedances at CA-SS-16. Low concentrations of metals were detected at all of these locations, except for an SRS exceedance of lead at CA-SS-18. Because these samples were intended to characterize background conditions and assess if the general industrial history of the Site had caused environmental impacts, no specific source for the impacts is known. The complete nature and extent of PAHs and lead in these areas remains a data gap; however, further assessment is inhibited by the presence of the dilapidated building. Further assessment will be facilitated by removal of the Site building.

#### **1.c. Contaminants of Potential Concern**

Based on these investigations, the Contaminants of Potential Concern (COPCs) to be addressed at the Site during future cleanup activities includes the following:

- PCB Bulk Product Waste and Remediation Waste within the Site building
- PAHs and metals in soil throughout the Site that have not be fully delineated
- ACM within the Site buildings
- Lead paint within/on the Site buildings
- Any other potential environmental concerns related to floor drains and discharges that have not been able to be safely assessed within the dilapidated building

The following recommendations are made to address this contamination:

- Prepare a Self-Implementing PCB Cleanup Plan or Performance Based Disposal Plan to address the following:
  - Removal and disposal of approximately 50 cubic yards of debris and wood substrate PCB Remediation Waste within the generator room in accordance with 40 CFR 761.61(5)(i)(B)(2)(iii), which exceeds 50 mg/kg.
  - Removal and disposal of the concrete foundation slab of the generator room as PCB Remediation Waste in accordance with 40 CFR 761.61(5)(i)(B)(2)(ii), which is below 50 mg/kg but exceeds 1 mg/kg.
  - Demolition and disposal of the remainder of painted surfaces within the Site building as PCB Bulk Product Waste and PCB Bulk Product Remediation Waste at a New Hampshire landfill licensed to accept PCBs over 1 mg/kg.

## DRAFT PRELIMINARY ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Allied Leather Site, Boscawen, NH

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- To reduce disposal costs, further characterize the concrete foundation floor in other areas of the Site building (i.e., areas other than the generator room) after demolition of the overlying structure to assess if the foundation can be disposed of as non-contaminated construction and demolition debris or if the entirety of the foundation will require disposal as PCB contaminated waste.
  - Assess and remediate (if needed) possible PCB contaminated soil and infrastructure beneath the generator building slab.
- Abate identified ACM and associated debris within the Site building or properly dispose of the entire building as ACM in accordance with New Hampshire Statute Chapter Env-A 1800 – Asbestos Management and Control.
- Employ proper health and safety practices and worker notification to prevent exposure to hazardous building materials and other impacted media during building demolition.
- Properly characterize wastes generated during demolition to facilitate proper disposal.
- Observe floor structures during demolition to attempt to trace the drain discharge locations.
- Continue to conduct Site reconnaissance during any future work at the Site for discharge pipes or other evidence of fill.
- Following the demolition, further assess the following and prepare a Remedial Action Plan to address identified contamination at the Site (beyond what will be removed during the demolition [i.e., building materials/debris]):
  - Nature of extent of PAHs and metals throughout the Site.
  - Source and extent of lead at CA-SS-15, CA-SS-18, CA-SS-19, and CA-SS-28 and around the Site building and rail line.
  - Extent of chromium along the railroad tracks in the northern portion of the Site.
  - Possible PCBs beneath the generator room

### **2. Proposed Reuse Plan**

The Town's goal for redevelopment of the Allied Leather Site is to directly address the key community needs of an aging population, lack of recreational opportunities, and lack of access to locally grown produce and meats. The Town has been working with a private developer to achieve these goals for the Site. Our shared vision for the redevelopment of the Allied Leather Site includes 100 units of senior housing, facilitate an extension of the Northern Rail Trail through the property to connect to the adjacent Hannah Duston Memorial Historic Site/adjacent recreational area and Merrimack Valley Greenway, adding parking at the trailhead so the community has access to the trail as well as a canoe launch to the Contoocook River, and including a permanent area for a long-term farmers market so local residents can have access to locally grown produce and meats.

### **3. Regional and Site Vulnerabilities**

According to the US Global Change Research Program (USGCRP), trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level. Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are

most applicable to the cleanup of the site. According to FEMA Flood Zone Map 33013C0336E, parts of the Site are located within a designated regulatory floodway Zone AE of the Contoocook River. Under current Site conditions, increased precipitation and extreme weather could result in additional stormwater runoff and potential erosion to the Site from the mostly impermeable eastern portions of the Site along the Contoocook River.

Based on the nature of the Site and its proposed reuse, changing temperature, rising sea levels, wildfires, changing dates of ground thaw/freezing, changing ecological zone, saltwater intrusion and changing groundwater table are not likely to significantly affect the Site.

#### **4. Applicable Regulations and Cleanup Standards**

##### **4.a. Cleanup Oversight Responsibility**

The cleanup will be overseen by the NH Department of Environmental Services (NHDES) Brownfields Department. In addition, all documents prepared for this Site are submitted to the NHDES under Site #201607023.

##### **4.b. Cleanup Standards and Applicable Laws**

Cleanup goals will include the following:

- Soil within and surrounding the Site building will be cleaned up to meet the New Hampshire Statute Env-Or 600 Contaminated Site Management Soil Remediation Standards.
- Removal and disposal of PCB Remediation Waste within/on the Site buildings will be governed by 40 CFR 761
- ACM will be governed by New Hampshire Statute Chapter Env-A 1800 – Asbestos Management and Control
- Disposal of the lead painted building components and PCB Bulk Product Waste will require proper disposal as non-hazardous waste according to New Hampshire Env-Hw-400

#### **5. Cleanup Alternatives**

##### **5.a. Presumptive Remedial Measures**

Due to the dilapidated state of the Site buildings that represents a public safety concern, the requirements to conduct additional soil characterizations under the buildings prior to redevelopment, the requirements for remediation of PCBs under TSCA, and the presence of friable asbestos and flaking lead based paint within the unstable buildings with a direct pathway to the environment, these buildings require removal prior to commencement of further remedial investigation/delineation and subsequent cleanup and redevelopment. The buildings cannot be restored and reused for any purpose and without removal, the environmental contaminants identified in **Section 1.c** cannot be addressed, which indicates the demolition and removal to be the only option. Therefore, the following are considered presumptive remedial measures that do not require evaluation of alternatives.

##### **5.a.i. Removal of PCB Remediation Waste Debris**

Floor debris and wood substrate flooring within the generator room exceeds 50 mg/kg and requires removal and proper disposal according to 40 CFR 761.61(5)(i)(B)(2)(iii). The building

will be accessed from a safe vantage point and the debris will be removed from this room manually for proper disposal as a separate waste stream from the rest of the building.

Presumptive Cost: \$50,000

#### **5.a.ii. PCB, Asbestos and Lead Paint Building Component Removal**

The Site Building is not safely accessible for a detailed asbestos inspection or subsequent abatement and similarly PCB Bulk Product Waste cannot be delineated. Therefore, the entire building including any foundations will be disposed as such. The Site building will be demolished, and the entire waste stream will be disposed of as asbestos containing and PCB Bulk Product Waste. The concrete foundation in the generator room is considered PCB Remediation Waste with concentrations less than 50 mg/kg; therefore, this concrete will also be disposed of with the remainder of the building as it will have similar disposal facility criteria. However, concrete foundations/floors outside the generator room will be further characterized to assess if they are appropriate for standard construction and demolition (C&D) debris disposal.

Presumptive Cost: \$250,000 ( $\pm$ depending on percent of foundation disposal in landfill or as C&D waste)

#### **5.b. Comparison of Remaining Alternatives**

Considering the prior implementation of the above presumptive remedies, the remaining contamination to address is soil contamination that has not been well assessed due to the limitations the building currently causes. Once the building is removed, a further characterization/pre-design investigation will be completed to further define the extent of PAH and metals contamination as well as PCBs below the foundations. For purposes of this preliminary ABCA, soil contamination is assumed to be PAHs, metals and low-level PCBs (i.e., less than 50 mg/kg) throughout surface soil of the Site. Additionally, since impacts are not known, no alternatives were evaluated associated with any hypothetical issues related to floor drains and discharge pipes that have not yet been identified.

The remedial actions selected for the Site should minimize the potential for human exposure and/or improper disposal of COPCs at the Site. Multiple remedial alternatives are available to address the identified COPCs at the Site. However, based on past experience at sites with similar contaminants and conditions, alternatives were pre-screened for general advantages and disadvantages and the following remedial alternatives were selected for further evaluation and comparison:

- Alternative #1 – No Action
- Alternative #2 – Selective removal of contaminated soil within the floodplain for offsite disposal, installation of an engineered barrier on upland soil, and institutional controls
- Alternative #3 – Completed removal and proper disposal of contaminated soil/fill from the flood plain and upland portions of the Site
- Alternative #4 – Installation of an engineered barrier on all contaminated soil in the flood plain and upland soil and institutional controls

#### **5.b.i. Evaluation of Alternatives**

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The comparison and evaluation of the remedial alternatives has been conducted using the five criteria listed below in order of importance:

1. Risk reduction and effectiveness (including consideration of continued effectiveness in a changing climate)
2. Feasibility and ease of implementation
3. Cost effectiveness
4. Green remediation potential
5. Estimated time to reach “No Further Action”

### Risk Reduction and Effectiveness

- Alternative #1 – No Action does nothing to reduce risk of exposure to contaminants at the Site; therefore, **this alternative does not meet threshold criteria for further consideration and will not be further evaluated.**
- Alternative #2 – Selective removal of contaminated soil within the floodplain for offsite disposal, installation of an engineered barrier on upland soil, and institutional controls is effective at reducing risk because it uses a well-tested approach to preventing exposure by adding a barrier between human activities and the contamination. This alternative is slightly more resilient because the soil within the flood zone that would be most susceptible to erosion and re-exposure is removed.
- Alternative #3 – Complete removal and proper disposal of contaminated soil/fill from the flood plain and upland portions of the Site is the most effective at reducing risk of exposure because it eliminates the source. This is also the most continually effective and resilient for similar reasons.
- Alternative #4 – Installation of an engineered barrier on all contaminated soil in the flood plain and upland soil and institutional controls is similarly protective for reasons discussed under Alternative #2; however, this alternative leaves contamination within the flood zone that may present future concerns during severe weather events.

### Feasibility and Ease of Implementation

- Alternative #2 – Selective removal of contaminated soil within the floodplain for offsite disposal, installation of an engineered barrier on upland soil, and institutional controls requires additional delineation of contaminated soil along the river within the flood zone to allow for excavation of the soil within this area. Excavation along a river poses its challenges; however, is considered easier to implement than designing and structurally sound cover system in an area that is known to flood annually and that may become increasing prone to severe weather. Therefore, this alternative is considered to most implementable.
- Alternative #3 – Complete removal and proper disposal of contaminated soil/fill from the flood plain and upland portions of the Site, if properly delineated, this alternative could be easily implemented ; however, due to the current unknowns the extent of contamination could be extensive, requiring a significant sampling effort to delineate, and the complete removal of contamination may be impractical. Therefore, this alternative is considered the least easy to implement.

# DRAFT PRELIMINARY ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

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- Alternative #4 – Installation of an engineered barrier on all contaminated soil in the flood plain and upland soil and institutional controls would require only limited additional sampling and is the easiest to implement for typical upland soils. However, the design and installation of a structurally sound cover system within the flood zone is considered less implementable than Alternative #2.

## Cost Effectiveness

- Alternative #2 – Selective removal of contaminated soil within the floodplain for offsite disposal, installation of an engineered barrier on upland soil, and institutional controls is estimated to cost \$150,000
- Alternative #3 – Complete removal and proper disposal of contaminated soil/fill from the flood plain and upland portions of the Site is estimated to cost \$300,000
- Alternative #4 – Installation of an engineered barrier on all contaminated soil in the flood plain and upland soil and institutional controls is estimated to cost \$100,000

## Green Remediation Potential

- Alternative #2 – Selective removal of contaminated soil within the floodplain for offsite disposal, installation of an engineered barrier on upland soil, and institutional controls would require a moderate degree of soil trucking and landfill disposal.
- Alternative #3 – Complete removal and proper disposal of contaminated soil/fill from the flood plain and upland portions of the Site would require the most soil trucking and landfill disposal.
- Alternative #4 – Installation of an engineered barrier on all contaminated soil in the flood plain and upland soil and institutional controls would require the least soil trucking and no landfill disposal, making this the most likely to have potential for green remediation.

The following table summarizes the comparison criteria and alternatives using a relative rank score. The top-ranking score is based on the total number of alternatives presented as part of this ABCA (i.e., 4 alternatives), representing the best option for that comparison criteria:

Alternative	Reduced Risk & Effectiveness*	Feasibility & Ease	Cost Effectiveness	Green Remediation Potential	Time	Total Score (max score 16)
#1 No Action	0	-	-	-	-	0
#2 Select Removal/ Engineered Barrier	3	4	3 (\$200,000)	3	=	13
#3 Complete Removal	4	2	2 (\$350,000)	2	=	10
#4 Sitewide Engineered Barrier	2	3	4 (\$150,000)	4	=	13

0 – indicates threshold criteria not met and alternative is not evaluated, would otherwise represent scores of 1

# DRAFT PRELIMINARY ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

Allied Leather Site, Boscawen, NH

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= indicates no factors suggest the alternative to outweigh another.

Alternatives #2 and #4 are equal in scoring; however, as Alternative #2 allows for improved effectiveness and long-term risk reduction in a changing climate by removal of contamination from the sensitive flood zone and is more easily implementable than installing a structurally sound barrier system in the flood zone, Alternative #2 is the selected alternative because these evaluation criteria are considered more important than the marginal cost different and green remediation potential that score higher for Alternative #4.

## **6. Proposed Cleanup**

To implement Alternative #2, the remedial design will assess the extent of contamination, particularly within the flood zone, through delineation sampling. Once defined, the contaminated soil within the flood zone will be excavated using standard construction practices for offsite disposal and the surface will be restored with a gravel and vegetated surface to protect against erosion during annual flooding. The upland area of the Site above the annual flood line will be covered with an engineered barrier to consist of clean soil cover in landscaped areas or lawns, paved walkway, or building foundations.



**ATTACHMENT 3  
COMMUNITY NOTIFICATION DOCUMENTATION**

- a copy of the ad (or equivalent) that demonstrates notification to the public and solicitation for comments on the proposal(s);
- the comments or a summary of the comments received;
- your response to the public comments;
- meeting notes or summary from the public meeting(s); and
- meeting sign-in sheets.

From: dspaulding@concordmonitor.com  
To: Kelli  
Subject: Class  
Date: Mon  
Attachments: dspaulding@concordmonitor.com



Good morning Kelli

## Advertising Invoice

TOWN OF BOSCAWEN  
116 NORTH MAIN ST BOARD OF SEL  
BOSCAWEN, NH 03303-112

Cust#:98684  
Ad#:69527  
Phone#:603-753-9188  
Date:09/21/2020

Salesperson: DEB SPAULDING Classification: Legals Ad Size: 2.0 x 3.30

### Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
Concord Monitor	09/22/2020	09/22/2020	1	156.43	156.43

### Payment Information:

Date: 09/21/2020 Order#: 69527 Type: BILLED ACCOUNT

Total Amount: 156.43  
Tax: 0.00  
Amount Due: 156.43

- Thank you for your business!

Ad Copy

**PUBLIC NOTICE**  
**TOWN OF BOSCAWEN**  
**MEETING NOTICE**

The Town of Boscawen Select Board will be conducting a public meeting on **Thursday, October 1, 2020, after 6:00 PM** virtually through GoToMeeting to gather comments on the draft Analysis of Brownfields Cleanup Alternatives (ABCA) and draft Brownfields Cleanup Grant application to the United States Environmental Protection Agency for the cleanup of the former Allied Leather property located at 36 to 56 Commercial Street in Boscawen. The access code to join the meeting will be on the agenda for that night's Select Board meeting, which can be located on the town website. The draft grant application is currently being revised but last years is available for public review on the town's website at [townofboscawen.org](http://townofboscawen.org) or you may contact Alan H. Hardy, Town Administrator, by email at [ahardy@townofboscawen.org](mailto:ahardy@townofboscawen.org) or by calling (603) 753-9185. Written comments on the draft documents may be submitted from October 14, 2020 through October 28, 2020, by mail addressed to: Alan H. Hardy, Town Administrator, 116 North Main Street, Boscawen, NH 03303; by email at [ahardy@townofboscawen.org](mailto:ahardy@townofboscawen.org); or by delivery to the Planning and Community Development Office.

September 22, 2020



# Town of BOSCAWEN New Hampshire

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## News



### Allied Leather Brownsfields Cleanup Grant Paperwork »

Attached is the **DRAFT** paperwork for the Allied Leather Brownsfield Cleanup Grant for review. There...

### Telephone Issues »

If you have been trying to reach us at the office number 753-9188, we apologize. Our phone lines were down but we are...



# Town of BOSCAWEN New Hampshire

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## Allied Leather Brownsfields Cleanup Grant Paperwork

POSTED ON: SEPTEMBER 21, 2020 - 1:41PM

Attached is the **DRAFT** paperwork for the Allied Leather Brownsfield Cleanup Grant for review. There will be a Public Meeting on **Thursday October 1, 2020 at 6:00pm** to take public comment. The meeting will be held virtually through Go to Meeting. Please see the Select Board Agenda for October 1, 2020 for the access code to join.

- **Draft Paperwork**





# Town of BOSCAWEN

## New Hampshire

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## News



## Public Hearings






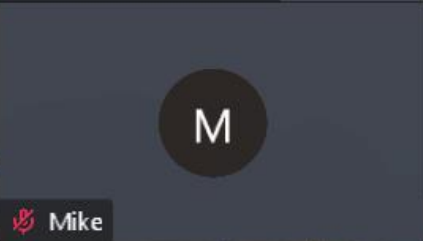
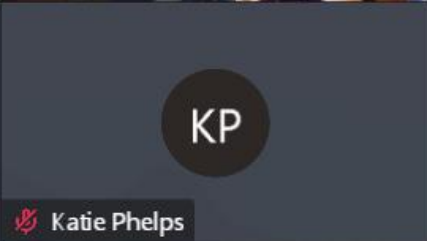









- Public Notice- Brownsfield Cleanup- Select Board-10.01.20
- Public Notice- Land Development Regulations-09.01.20
- Public Notice- Administrative Fees Update- 07.09.20
- Public Notice - Budget Hearing - Board of Selectmen - 02.06.20
- Public Notice - Budget Meeting - Board of Selectmen - 01.23.20
- Public Meeting - Brownfields Cleanup - Board of Selectmen - 11.21.19

## VIEW OF PUBLIC MEETING ATTENDEES

GoToMeeting REC

Talking: Caller 02 View Everyone 14

 Rip Patten	 Recording Secretary	 Recording Secretary	 Barbara Randall
 Paul Dickey	 Mike	 Kevin Wyman	 Katie Phelps
 Lorrie Carey	 Nicole Hoyt	 Ed Cherian	 Tama Tillman
 Mark Varney	 Alan H Hardy	 Caller 02	

**Town of Boscawen**  
**Work Session**  
Final Minutes  
Thursday October 01, 2020 at 6:00pm

In attendance: Ed Cherian, Lorrie Carey, Paul Dickey, Alan Hardy, Katie Phelps, Tama Tillman, Gary Tillman, Kevin Wyman, Dean Hollins, Tim Kenney, Nicole Hoyt, Mark Varney, Barbara Randall, Rip Patten and Sarah Gerlack.

This meeting is being held under a Declaration of Emergency by the Governor and by the Board. Under RSA 91-A: 2, III (b) the requirement of a physical quorum is waived and this meeting is being held entirely remotely, and is being recorded.

**Selectwoman Carey made a motion to approve the Consent Agenda. Selectman Dickey seconded. All in favor.**

Chairman Cherian opened the Public Meeting regarding the Brown Grant. Last year the Town applied for the Browns Grant and ranked number seven. The Town will be applying for the grant in 2021 in hopes to be ranked in the top five to be picked for the grant. Discussion ensued and there were no comments from the public. PLEASE NOTE NO ADDITIONAL PUBLIC COMMENTS WERE RECEIVED DURING THE PUBLIC COMMENT PERIOD.

Chairman Cherian mentioned that the Capital Investment Plan documents are owned by the Planning Board. Planning Board member Varney mentioned that per statue the Select Board cannot make any cuts to the CIP documentation, but can or cannot recommend it and changes would need to be made in a Planning Board meeting. Cherian included that it is the responsibility of the Board to determine what to recommend for a budget including Capital Reserves.

Chief Kenney's CIP request for 2021 is to go forward with the fire station study with the \$30,000.00 in that line from 2019 and to increase the contribution to the Fire Truck line from \$60,000.00 to \$70,000.00.

Chief Wyman's CIP request for 2021 is to increase the cruiser line to \$50,000.00 for 2021 to replace an older charger that will need to be replaced with an explorer and equipped. Wyman mentioned that they will be purchasing body cameras and they are \$700.00 each and \$16,000.00 yearly storage will need to be added to the budget at some point.

Town Administrator Hardy's CIP request for 2021 is to purchase a new printer/plotter for The Land Use department for \$16,200.00. Municipal Buildings item line is to recommend a \$30,000.00 non-ear marked contribution.

Public Works Director Hollins CIP request for 2021 is to stay the same and would like to start the process to get the new Public Works Building study done.

Chairman Cherian would like to discuss the reopening of the Town Office to the public. Hardy mentioned the date November 9<sup>th</sup> as the possible reopen date. Discussion ensued regarding the safety of the residents in a small space and no decisions has been made at this time.

Hardy mentioned that they have received a bid on the fire truck and will bring it to next week's

**Town of Boscawen**  
**Work Session**  
**Final Minutes**  
Thursday October 01, 2020 at 6:00pm

meeting.

**Chairman Cherian made a motion to go into nonpublic RSA 91-A: 3, II (b). Selectwoman Carey seconded. All in favor.**

**Chairman Cherian made a motion to come out of nonpublic. Selectman Dickey seconded. All in favor.**

**Chairman Cherian made a motion to go into nonpublic RSA 91-A: 3, II (d). Selectwoman Carey seconded. All in favor.**

**Chairman Cherian made a motion to come out of nonpublic. Selectman Dickey seconded. All in favor.**

**Selectman Dickey made a motion to seal nonpublic RSA 91-A: 3, II (b). Selectwoman Carey seconded. All in favor.**

**Selectwoman Carey made a motion to seal nonpublic RSA 91-A: 3, II (d). Selectman Dickey seconded. All in favor.**

**Chairman Cherian made a motion to adjourn at 8:30pm. Selectwoman Carey seconded. All in favor.**

Respectfully submitted by Sarah Gerlack




OWNER INFORMATION				SALES HISTORY						PICTURE									
TOWN OF BOSCAWEN  116 NORTH MAIN STREET  BOSCAWEN, NH 03303				Date	Book	Page	Type	Price	Grantor										
				12/21/2009	3171	1095	U V 50	786	HANNAH DUSTIN HOLDINGS										
LISTING HISTORY				NOTES															
07/21/17	KCVL	MARKED FOR INSPECTION		30 YR LEASE - NH HYDRO 1987 - FF ON CONTO; 10/08/99 SUBDIVISION APPRVL; LAND COND = -30% UND/CLR, -50 BROWNFIELD = 20; REMOVED BUILDING BURNED JAN '02;12/09 TAX COLLECTOR DEED															
01/03/17	INSP																		
08/08/03	ETHR																		
EXTRA FEATURES VALUATION														MUNICIPAL SOFTWARE BY AVITAR					
Feature Type		Units	Lngth	x Width	Size Adj	Rate	Cond	Market Value		Notes		BOSCAWEN ASSESSING OFFICE							
PARCEL TOTAL TAXABLE VALUE																			
Year		Building		Features		Land													
2018		\$ 0		\$ 0		\$ 8,500		Parcel Total: \$ 8,500											
2019		\$ 0		\$ 0		\$ 8,500		Parcel Total: \$ 8,500											
2020		\$ 0		\$ 0		\$ 8,500		Parcel Total: \$ 8,500											
LAND VALUATION														LAST REVALUATION: 2018					
Zone: MRD		Minimum Acreage: 0.23		Minimum Frontage: 100										Site: UNDEV CLEAR		Driveway: UNDEVELOPED		Road: PAVED	
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes				
EXEMPT-MUNIC		0.230 ac	90,000	D	90	50	100	90	100 -- LEVEL	20	7,300	0	N	7,300	C NOTES				
EXEMPT-MUNIC		0.490 ac	x 2,500	X	100				95 -- MILD	100	1,200	0	N	1,200					
EXEMPT-MUNIC		1.000 wf	x 100,000	X	100					0	0	0	N	0	WF				
		0.720 ac									8,500			8,500					

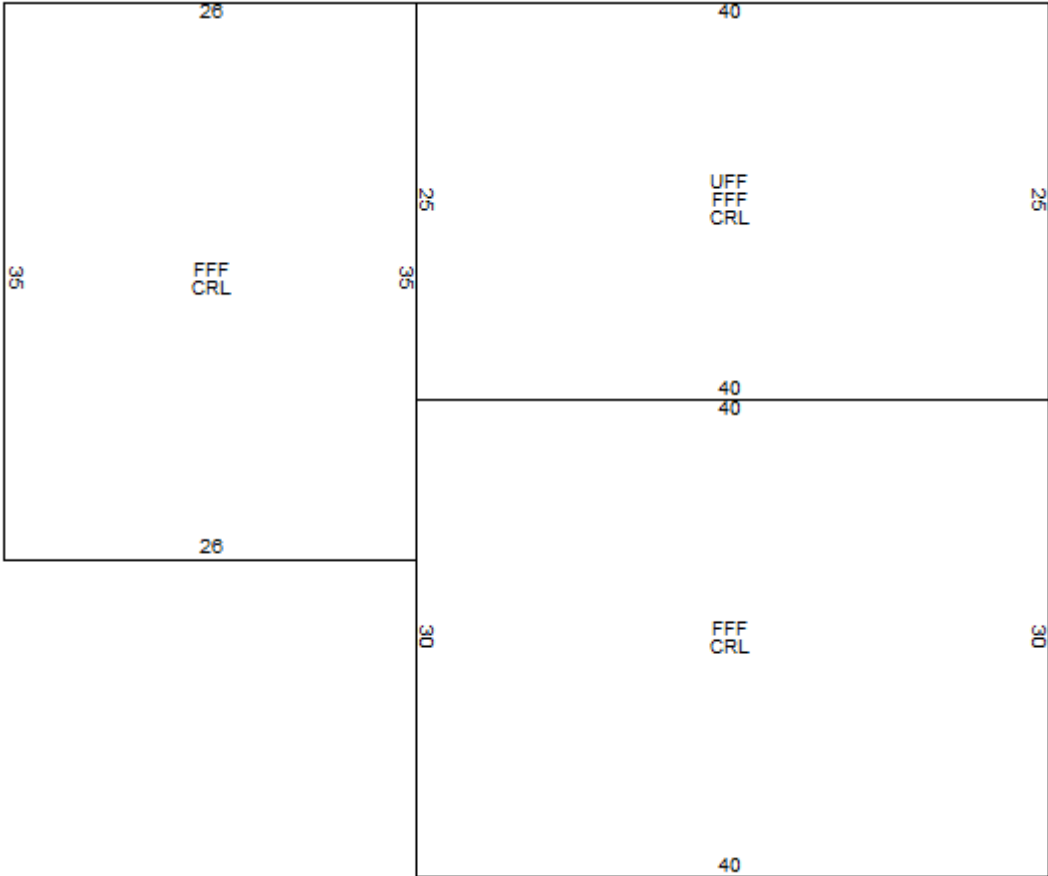
PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	TOWN OF BOSCAWEN	<table><tr><th>District</th><th>Percentage</th></tr><tr><td>Water Dist</td><td>% 100</td></tr></table>	District	Percentage	Water Dist	% 100	Model:
	District	Percentage					
	Water Dist	% 100					
	116 NORTH MAIN STREET		Roof:				
BOSCAWEN, NH 03303		Ext:					
			Int:				
			Floor:				
			Heat:				
			Bedrooms:				
			Baths:				
			Fixtures:				
			Extra Kitchens:				
			Fireplaces:				
			A/C:				
			Generators:				
			Quality:				
			Com. Wall:				
			Stories:				
			Base Type:				
			BUILDING SUB AREA DETAILS				
<div></div>							
			2018 BASE YEAR BUILDING VALUATION				
			Year Built:				
			Condition For Age: %				
			Physical:				
			Functional:				
			Economic:				
			Temporary: %				

OWNER INFORMATION				SALES HISTORY				PICTURE						
TOWN OF BOSCAWEN  116 NORTH MAIN STREET  BOSCAWEN, NH 03303				Date	Book	Page	Type	Price	Grantor					
				12/21/2009	3171	1093	U I 50	1,383	HANNAH DUSTIN HOLDINGS					
LISTING HISTORY				NOTES										
07/21/17	KCVE	MARKED FOR INSPECTION		"FLOUR BLDG"UPPER FLRS=POOR COND; ASBESTOS PIPES; 30 YR LEASE NH HYDRO 1987; LAND COND = -50 BROWNFIELD; SUB DIV APPRVL 10/8/99; UNABLE TO MEASURE OR LIST,POOR COND UNSAFE TO BE AROUND;12/09 TAX COLLECTOR DEED; 7/17 EST=NOT SAFE;										
01/03/17	INSP													
05/15/12	KCVE													
09/24/07	DMVE													
08/08/03	ETHR													
EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR						
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes		BOSCAWEN ASSESSING OFFICE				
PARCEL TOTAL TAXABLE VALUE														
Year	Building		Features		Land									
2018	\$ 5,700		\$ 0		\$ 33,200									
Parcel Total: \$ 38,900														
2019	\$ 5,700		\$ 0		\$ 33,200									
Parcel Total: \$ 38,900														
2020	\$ 5,700		\$ 0		\$ 33,200									
Parcel Total: \$ 38,900														
LAND VALUATION								LAST REVALUATION: 2018						
Zone: MRD		Minimum Acreage: 0.23		Minimum Frontage: 100		Site: FAIR Driveway: UNDEVELOPED Road: PAVED								
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
EXEMPT-MUNIC	0.230 ac	90,000	D	90	95	100	90	95 -- MILD	50	32,900	0	N	32,900	C NOTES
EXEMPT-MUNIC	0.150 ac	x 2,500	X	100				90 -- ROLLING	100	300	0	N	300	
EXEMPT-MUNIC	1.000 wf	x 100,000	X	100					0	0	0	N	0	WF
		0.380 ac								33,200	33,200			

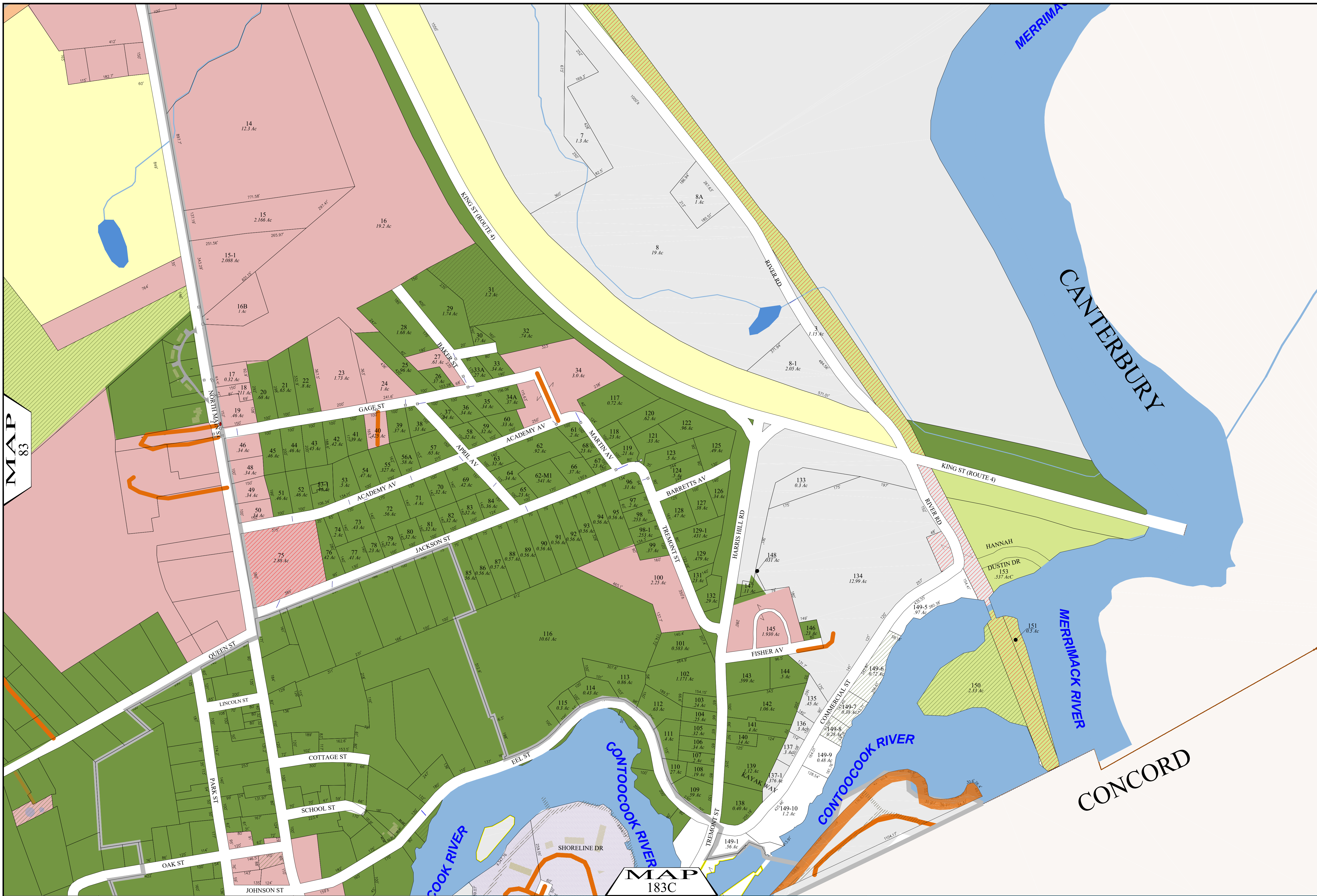
PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS								
	TOWN OF BOSCAWEN	District Water Dist	Percentage % 100		Model: 3.5+ STORY FRAME FACTORY Roof: GABLE OR HIP/ASPHALT Ext: MINIMUM/BR ON MASONRY Int: MINIMUM Floor: MIN PLYWD Heat: OIL/STEAM						
	116 NORTH MAIN STREET				Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators:						
	BOSCAWEN, NH 03303				Quality: B1 AVG-10 Com. Wall: Size Adj: 0.8083 Base Rate: EID 28.00 Bldg. Rate: 0.3470 Sq. Foot Cost: \$ 9.72						
	PERMITS										
Date		Project Type		Notes							
							BUILDING SUB AREA DETAILS				
							ID	Description	Area	Adj.	Effect.
							HSU	1/2 STRY UNFIN	6240	0.25	1560
							UFU	UPPER FLR	12480	0.50	6240
							FFF	FST FLR FIN	6240	1.00	6240
							EPU	COVERED BSMNT	1560	0.35	546
							GLA:	6,240	26,520		14,586
							2018 BASE YEAR BUILDING VALUATION				
							Market Cost New:		\$ 141,776		
							Year Built:		1940		
							Condition For Age:	FAIR	39 %		
							Physical:	COND	27 %		
							Functional:	USE/DESIGN	25 %		
							Economic:	ASBESTOS	5 %		
							Temporary:				
							Total Depreciation:		96 %		
							Building Value:		\$ 5,700		

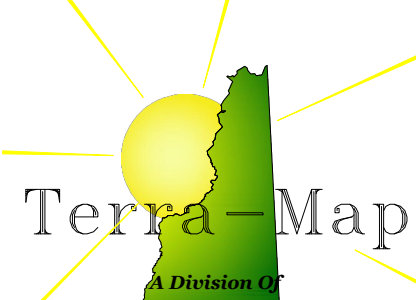
OWNER INFORMATION				SALES HISTORY					PICTURE								
TOWN OF BOSCAWEN  116 NORTH MAIN STREET  BOSCAWEN, NH 03303				Date	Book	Page	Type	Price	Grantor								
				12/21/2009	3171	1092	U I 50	1,230	HANNAH DUSTIN HOLDINGS								
LISTING HISTORY				NOTES													
07/21/17	KCVE	MARKED FOR INSPECTION	"SOAP BLDG" ; ABSESTOS ON HW PIPES;1909 BRICK SMOKESTACK=28X40 SECT; 30 YR LEASE NH HYDRO 1987; LAND COND= -50 BROWNFIELD;12/09 TAX COLLECTOR DEED; 7/17 NOT SAFE=EST PART ROOF CAVED IN;														
01/03/17	INSP																
05/15/12	KCVE																
09/19/06	MAIL																
09/19/06	MAIL																
09/07/06	KCVM																
08/08/03	ETHR																
EXTRA FEATURES VALUATION											MUNICIPAL SOFTWARE BY AVITAR						
Feature Type		Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes		<b>BOSCAWEN ASSESSING OFFICE</b>							
											PARCEL TOTAL TAXABLE VALUE						
Year		Building		Features		Land											
2018		\$ 6,300		\$ 0		\$ 33,000		Parcel Total: \$ 39,300									
2019		\$ 6,300		\$ 0		\$ 33,000		Parcel Total: \$ 39,300									
2020		\$ 6,300		\$ 0		\$ 33,000		Parcel Total: \$ 39,300									
LAND VALUATION											LAST REVALUATION: 2018						
Zone: MRD		Minimum Acreage: 0.23		Minimum Frontage: 100		Site: FAIR								Driveway: UNDEVELOPED		Road: PAVED	
Land Type		Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes		
EXEMPT-MUNIC		0.230 ac	90,000	D	90	95	100	90	95 -- MILD	50	32,900	0	N	32,900	C NOTES		
EXEMPT-MUNIC		0.050 ac	x 2,500	X	100				90 -- ROLLING	100	100	0	N	100			
EXEMPT-MUNIC		1.000 wf	x 100,000	X	100					0	0	0	N	0	WF		
		0.280 ac									33,000			33,000			

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS				
	TOWN OF BOSCAWEN  116 NORTH MAIN STREET  BOSCAWEN, NH 03303	District	Percentage				
		Water Dist	% 100				
	PERMITS		Bedrooms: Baths: Fixtures:				
	Date	Project Type	Notes			Extra Kitchens: Fireplaces:	
					A/C: No Generators:		
					Quality: B1 AVG-10		
					Com. Wall:		
					Size Adj: 0.9492 Base Rate: EID 28.00		
					Bldg. Rate: 0.5249		
					Sq. Foot Cost: \$ 14.70		
BUILDING SUB AREA DETAILS							
ID	Description	Area	Adj.	Effect.			
CRL	CRAWL SPACE	3110	0.05	156			
UFF	UPPER FLR FIN	1000	1.00	1000			
FFF	FST FLR FIN	3110	1.00	3110			
GLA:	4,110	7,220	4,266				
2018 BASE YEAR BUILDING VALUATION							
Market Cost New:		\$ 62,710					
Year Built:		1840					
Condition For Age:	AVERAGE	50 %					
Physical:	COND	10 %					
Functional:	USE/DESIGN	25 %					
Economic:	ASBESTOS	5 %					
Temporary:							
Total Depreciation:		90 %					
Building Value:		\$ 6,300					


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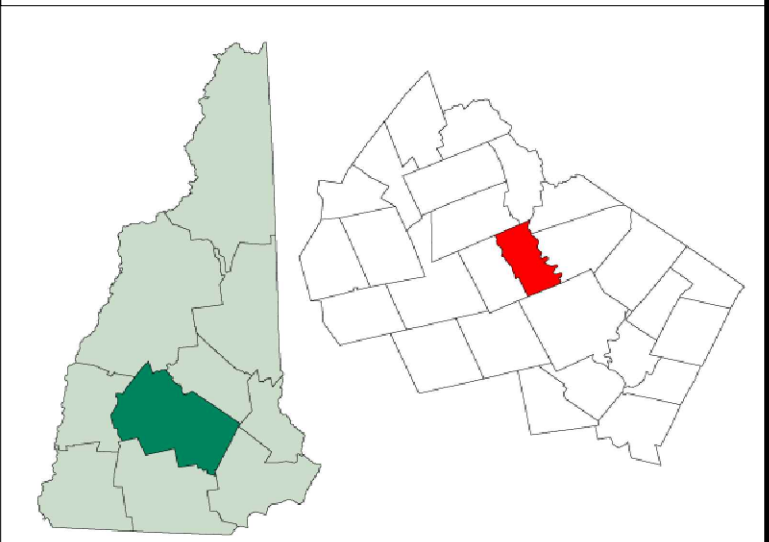
Phone 603 798-4419 Fax 603 798-4263

**A Division Of**  
**Avitar Associates**  
**of New England, Inc.**

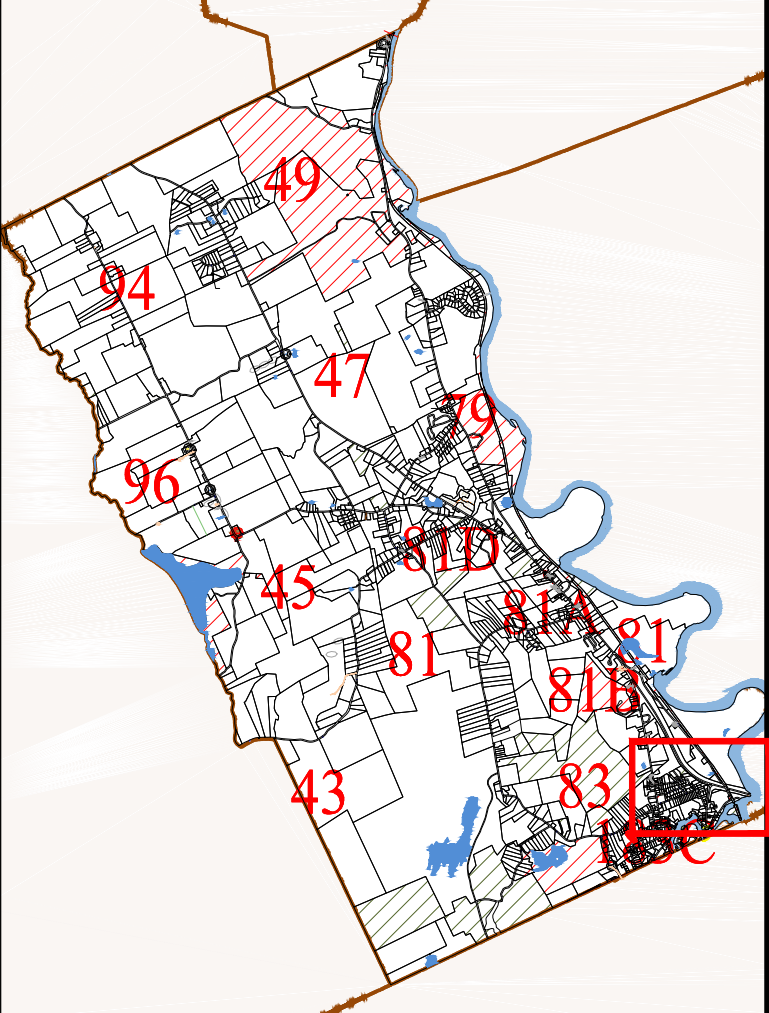
www.avitarassociates.com  
TerraMap@avitarassociates.com

Town of  
**BOSCAWEN**  
Merrimack County  
New Hampshire

LEGEND	
Lot-Sub	12-1
Acreage	200 AcS
S-Survey C-Calculated	
Dimensions (Feet)	150.00'
Private & ROW Access	
River	
Wetland	
Lake or Pond	
Transmission Line	
Conservation Easement	
Exempt Property	
Town Owned Land	
Structure	
Mill Redevelopment District	
Agricultural - Residential	
Residential Low Density	
Residential Medium Density	
Commercial	
Industrial	
Village District	

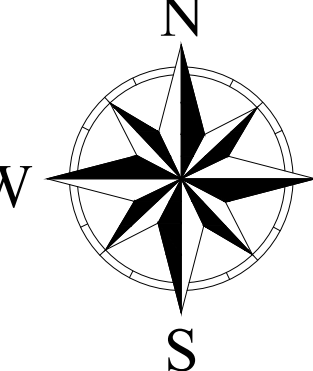


MAP INDEX



MAP NUMBER

INSERT  
**183D**



THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE  
PLANE COORDINATE SYSTEM, NAD 83.  
FOR ASSESSMENT PURPOSES  
NOT TO BE USED FOR CONVEYANCES

REVISED APRIL 1, 2020

SCALE

1"=200'

METERS 50 0 50 100 150 200 250 300 350 400 450 500 550

FEET 100 0 200 400 600 800 1000 1200 1400 1600 1800

MAP NOTES



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

Town of Boscawen, NH

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

BF

State Use Only:

6. Date Received by State:

7. State Application Identifier:

New Hampshire

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Town of Boscawen, NH

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0402296680000

### d. Address:

\* Street1:

116 North Main Street

Street2:

\* City:

Boscawen

County/Parish:

New Hampshire

\* State:

NH: New Hampshire

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

03303-1159

### e. Organizational Unit:

Department Name:

Town of Boscawen, NH

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Alan

Middle Name:

H.

\* Last Name:

Hardy

Suffix:

Title:

Town Administrator

Organizational Affiliation:

Town of Boscawen, NH

\* Telephone Number:

6037539185

Fax Number:

\* Email:

ahardy@townofboscawen.org



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-07

\* Title:

FY21 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-Commercial St Boscawen.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Allied Leather Brownfields Cleanup

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="400,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="500,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: